

City Council Work Session Agenda

Monday September 14, 2015
4 p.m. City Council Chambers

1. UDO Remapping – Public Comment Review

The City Council has conducted two public hearings for the UDO zoning map, otherwise known as Z-27-14. During these public hearings, the City Council received comments on specific properties and geographic areas of the City. Staff in the Department of City Planning has reviewed the comments and will present them to the City Council, organized by theme or topic.

This work session will be focused on the individual property comments that ask for a **less restrictive** zoning district for individual properties. These requests could be reviewed by the Planning Commission. An additional City Council public hearing would be required.

2. Future Work Session Meeting Dates

City Council has not scheduled additional work sessions after September 14th. Based on the remaining comments, staff suggests the City Council schedule three additional work sessions. Staff offers five options:

- Monday, October 19th 4-6 pm
- Monday, October 26th 4-6 pm
- Monday, November 2nd 4-6 pm
- Monday, November 9th 4-6 pm
- Monday, November 16th 4-6 pm

Index of attachments:

The following attachments are included for information.

a. Staff memorandum from Travis Crane

This memo contains general information about the outreach effort, general approach to the work sessions and future outreach to large groups.

b. Staff Report

Planning staff has assembled a staff report that contains items for City Council consideration.

c. Public Hearing Comments

This is a record of the public hearing comments for the September 14th requests.



City Of Raleigh

NORTH CAROLINA

MEMO

To: Mayor McFarlane & Members of the City Council

From: Travis R. Crane

Date: September 10, 2015

Re: September 14 Council Work Session on Z-27-14/Citywide Rezoning

At the July 7th and July 21st public hearings, the City Council received comments regarding the UDO zoning map. Some of these commentors requested a less restrictive zoning district. An example of a less restrictive zoning district is a request to increase to building height, removal of frontage or apply a more intense zoning district. Requests for less restrictive zoning cannot be entertained along with the rest of the UDO zoning map, as the public hearing has been advertised and concluded.

How can City Council respond to these requests?

During the September 14th UDO work session staff will present 24 requests for less restrictive zoning. The City Council can decide to refer any of these requests to the Planning Commission for review and recommendation. Staff will provide public notice of the Planning Commission meeting in the form of posted signs upon the parcels and mailed notice to property owners within 100 feet of the subject parcels. Upon receiving their recommendation, the City Council can schedule a public hearing for these specific parcels.

Referring these properties back to the Planning Commission for review will not impede progress on the overall UDO zoning map. These parcels would become part of a separate zoning case, known as Z-27(C)-14. The City Council can consider the UDO zoning map in pieces. Council has already taken this approach with the two areas that received valid statutory protest petitions.

How were district, height and frontage applied?

Planning staff created the zoning map using the "Guidance Document on UDO Mapping." This guidance document was presented to the City Council to confirm direction. The guidance document contains a universal set of rules for drawing the new district boundaries, by identifying a series of considerations. The first two considerations were existing zoning and existing use. If staff was unable to select an appropriate zoning district based on these two factors, staff considered relevant guidance contained in the Comprehensive Plan or specific Area Plan.

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Municipal Building

222 West Hargett Street
Raleigh, North Carolina 27601

When assigning a height district, staff considered the surrounding context and existing entitlements. The Part 10 Code permits an increase to building height coincident with an increase to setbacks. This allows the construction of a very tall building on a large parcel. Conversely, a property owner could ask for a very tall building through the preliminary site plan review process. These factors created unpredictable results. The guidance document states that height should be sensitive to context.

When applying a frontage, staff looked to the Urban Form Map and existing conditions. The Urban Form Map is contained in the Comprehensive Plan. This map designates certain streets as appropriate for application of a frontage. During map creation, staff favored a coordinated approach to applying frontages. While the specific type of frontage can change from property to property, staff wanted to avoid a sporadic application where a corridor contained some properties with a frontage and some without. In discussion with the City Attorney's office, there was concern that a sporadic application of frontage could be seen as spot zoning.

At a recent City Council work session, staff received comments from a City Council member regarding application frontage. The Council member agrees that frontages should be applied in a coordinated fashion.

Why are some property owners asking to remove the frontage?

The frontage is a new zoning tool in the UDO. It creates a relationship between the building and the right-of-way. The frontages can be classified into one of two categories: suburban and urban. Suburban frontages permit buildings to be located farther away from the street, while urban frontages require buildings to be located in close proximity to the street. This standard is called a "build-to," which specifies a building location on the lot. Some frontages require that a minimum percentage of the lot width be occupied by building.

Some property owners have expressed concern regarding the application of these new frontages. This concern was discussed as the zoning map was being drawn. As a result, staff asked the City Council to authorize a text change to address the application of a frontage on properties with existing buildings. This text change has been drafted and is currently pending at the Comprehensive Planning Committee. If adopted, the text change would:

- State that a building is not made non-conforming by application of a frontage.
- Allow expansions of existing buildings, up to 25% or 1,000 square feet.
- Exempt certain areas from the build-to calculation, such as steep slopes, tree conservation areas buffers and floodways.
- If a building is subject to a casualty, it may be replaced with Board of Adjustment approval.

Some of the requests for less restrictive zoning involve the removal of a frontage. As mentioned above, caution should be exercised in removing frontages for isolated properties, as the action could create a spot zoned property.

City Council review

During the September 14th work session, staff suggests that the City Council first determine if a request warrants further discussion by the Planning Commission. Some of these requests have been previously reviewed by the Planning Commission. Staff has provided a range of options for each request.

Future Work Sessions

Based on the remaining items for review, staff suggests three additional work sessions. If it is the desire of this City Council to finalize review of the UDO zoning map before the next Council is seated, the final City Council meeting is November 17. City Council can consider additional work sessions between October 12 and November 16.

Assuming past practice, the following Monday afternoon dates could be used for a UDO mapping work session:

- Monday, October 19th 4-6 pm
- Monday, October 26th 4-6 pm
- Monday, November 2nd 4-6 pm
- Monday, November 9th 4-6 pm
- Monday, November 16th 4-6 pm

City Council Work Session – 14 September 2015

Z-27B-14/Citywide Remapping

During the July 7th and Jul 21st public hearings, City Council received a number of comments regarding the UDO zoning map. Staff has processed these comments, and will present the City Council with options to address the comments.

This report includes a synopsis of the comments received at the public hearing for a change to the zoning map to a less restrictive zoning category. Each requested change to the map contains an identification of address or area, the current Part 10 zoning district, the public hearing advertised zoning district, and at least one alternative for consideration. Guidance from the 2030 Comprehensive Plan's Future Land Use Map and Urban Form Map are also included for reference.

Since these requests are all less restrictive zoning than what was advertised for the July 7 & 21 Public Hearing, the question before Council related to these items is whether or not to refer them back to the Planning Commission for review and recommendation. New notification will be required for Planning Commission review, and depending on the Commission's recommendation a new Public Hearing and corresponding notification may be required.

Each item is formatted as shown here:

Location

Current	Current Part 10 zoning
Public Hearing	Zoning advertised as part of public hearing notification
Alternative	One or more options for Council consideration
Future Land Use	Future Land Use Map designation from the 2030 Comprehensive Plan
Urban Form	Urban Form Map designation, if any

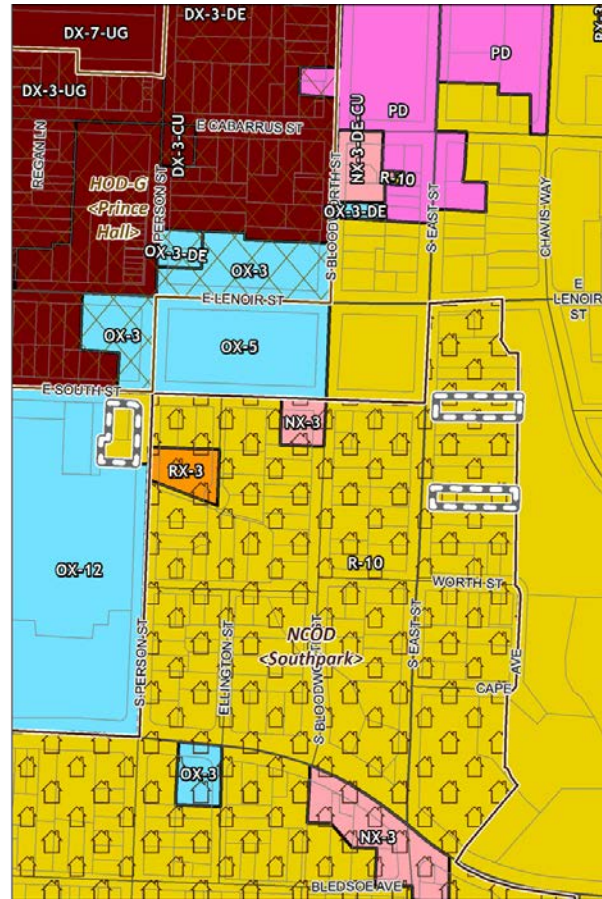
Map of public hearing
advertised zoning

A. Requests for Less Restrictive Zoning

615 & 715 S. East St.

Current	R-20 w/NCOD
Public Hearing	R-10 w/NCOD
Alternative	RX-3-DE w/NCOD

Future Land Use	Moderate Density Residential
Urban Form	N/A



8. 615 & 715 S. East St.

The property owner requests RX zoning instead of R-10 to allow greater residential density on these two parcels located in the Southpark Neighborhood Conservation District (NCOD). The property was initially proposed for R-10 zoning for compatibility with the NCOD regulations and in response to specific small area plan guidance:

Action AP-SP 3 South Park Redevelopment Ensure that South Park redevelopment efforts respect the lot size and setback requirements of the NCOD, as well as the Residential Rehabilitation Design Guidelines.

Action AP-SP 4 South Park Zoning Amendment Amend the zoning map to reflect the land use recommendations and policies of the South Park Area Plan.

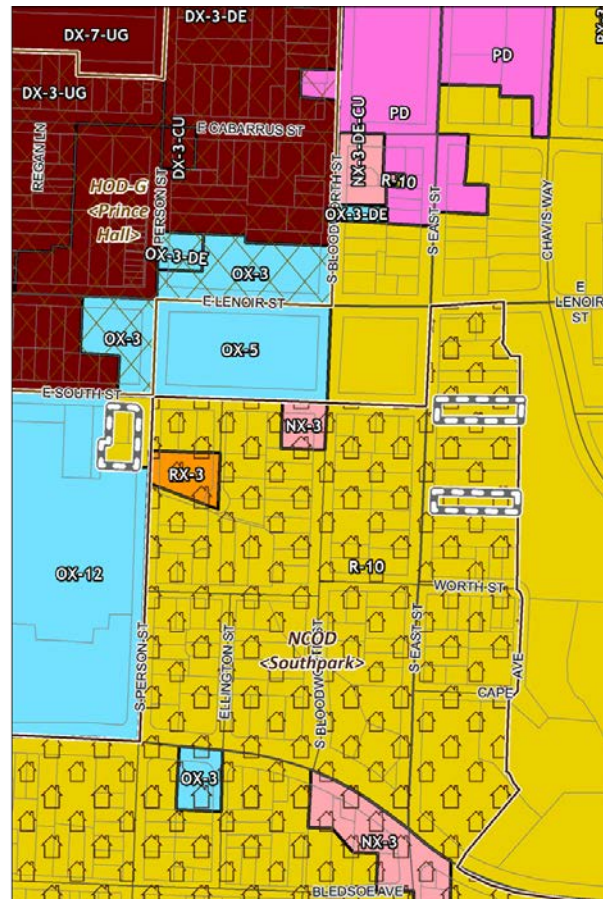
The alternative of RX zoning is not without disadvantages. The NCOD specifies lot size and width minimum and maximum, limits building height to 25 feet, establishes building setback from the street, and prohibits parking between the building and the street. While both parcels meet the minimum lot size requirement for an apartment building in RX (the parcels are 0.32 acre/13,939 sf and 0.28 acre/12,196 sf), each lot is less than 60 feet wide. Neighborhood transitions required for development of a mixed use district

adjacent to a residential district would limit the development potential of individual lots for apartment building, as well as other allowed building types. Both lots exceed the 8,000 sf maximum size specified by the NCOD; recombination would not be allowed. While RX zoning would not create any nonconformity, it would result in spot zoning.

230 & 234 E. South St.; 706 S. Person St.

Current	O&I-2
Public Hearing	R-10
Alternative 1	RX-3 & OX-12
Alternative 2	OX-12
Alternative 3	Height less than OX-12

Future Land Use	Institutional
Urban Form	Downtown



9. 230 & 234 E. South St.; 706 S. Person St.

The owner of 230 E. South Street requests RX zoning instead of R-10 to allow greater residential density, while the owner of 234 E. South Street and 706 S. Person Street requests OX-12 zoning instead of R-10 to allow greater development potential. These properties were initially proposed for R-10 zoning in deference to two existing single-family houses.

The first alternative is what was requested by the owners. The RX zoning would create spot zoning that does not exist today. Given the small size of the lots, the other two alternatives for consideration rely on OX as the base district for all three lots. This would confer greater residential density for 230 E. South Street as requested and would not create spot zoning. Alternative 2 is for OX-12 to match the proposal for adjacent parcels.

This height allowance was recommended because of existing 9 story buildings on the block. A third alternative would be lower height allowance to step down to lower scale development (4-story, 2-story, vacant) on the other corners of the E. South Street/S. Person Street intersection. None of the alternatives would create a nonconformity.

Hillsborough St., N. West St., W. Morgan St. & RR

Current	BUS w/DOD
Public Hearing	DX-12-SH
Alternative	DX-20-SH

Future Land Use	Central Business District
Urban Form	Downtown; Transit Emphasis Corridor



10. Block of Hillsborough St., N. West St., W. Morgan St. & RR tracks

The representative of the owner of all but two parcels on the block requests greater height allocation of 20 stories. This block was discussed by City Council during a work session on May 11, 2015. The Council's action at that work session was to revise Planning Commission's recommendation of 20 stories down to 12 stories. The alternative would not create nonconformity or spot zoning.

0 Gresham Lake Rd.

Current	IND-1 w/SHOD-2
Public Hearing	IX-3 w/SHOD-2
Alternative	IX-7 w/SHOD-2

Future Land Use	Business & Commercial Services
Urban Form	Parkway Corridor



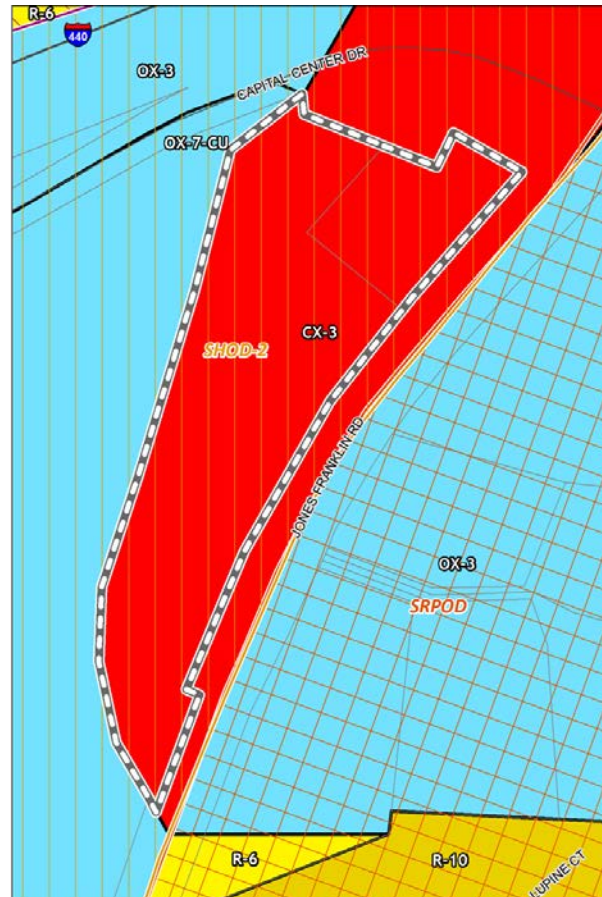
11. 0 Gresham Lake Rd.

The representative of the owner requests greater height allocation of 7 stories to facilitate development of the site as a hotel, a permitted use. With the exception of 5 story height allocation across Capital Boulevard from the site, the surrounding properties are proposed for 3 story height limit. While the alternative would not create a nonconformity, it would result in spot zoning that does not exist today.

800 & 900 Jones Franklin Rd.

Current	SC w/SHOD-2
Public Hearing	CX-3 w/SHOD-2
Alternative	CX-7 w/SHOD-2

Future Land Use	Office/Research & Development
Urban Form	N/A



12. 800 & 900 Jones Franklin Rd.

The representative of the owner requests greater height allocation of 7 stories in response to adjacency to I-440. Adjacent property to the west is proposed for OX-7-CU and adjacent property to the east is proposed for OX-3. The alternative would not create nonconformity or spot zoning.

The representative of the owner requested greater height allocation of 12 stories during Planning Commission's review.

6301 Mt. Herman Rd.

Current	TD w/AOD
Public Hearing	IX-3-PK w/AOD
Alternative	IH

Future Land Use	Business & Commercial Services
Urban Form	City Growth Center



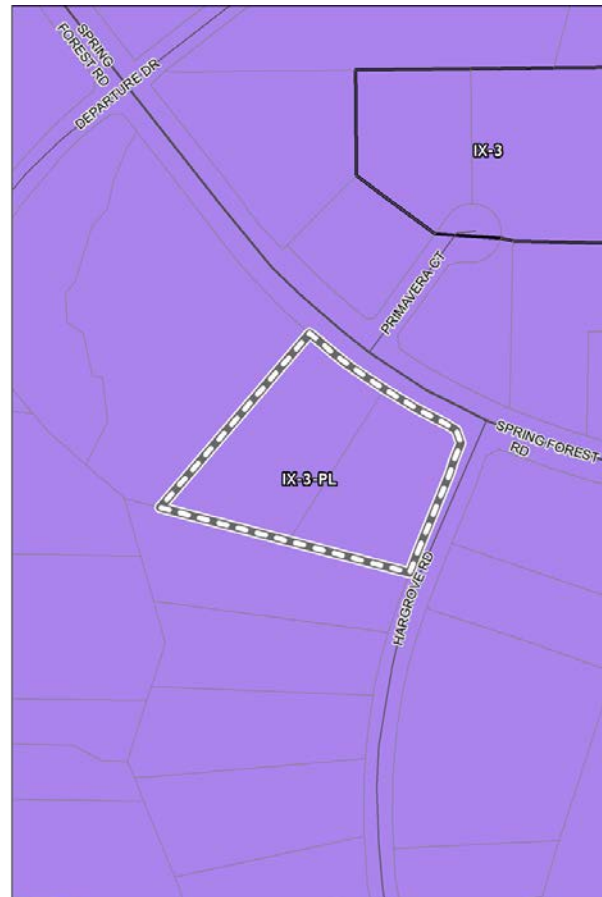
13. 6301 Mt. Herman Rd.

The representative of the owner requests IH zoning to allow continued use of the site for concrete batching. This use is permitted by current zoning, however the Airport Overlay District requires the use be shielded with overhead canopy or shade-tree canopy. While the alternative would resolve a use-based nonconformity, it would result in spot zoning that does not exist today.

2824 & 2834 Spring Forest Rd.

Current	IND-1
Public Hearing	IX-3-PL
Alternative	IH

Future Land Use	Business & Commercial Services
Urban Form	Transit-Oriented District; Urban Thoroughfares; Transit Stop Buffer



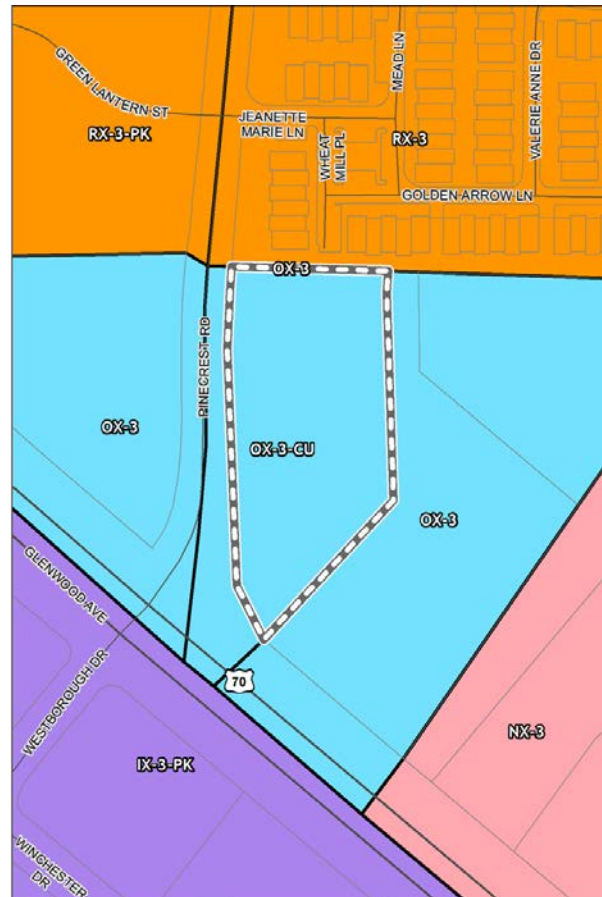
14. 2824 & 2834 Spring Forest Rd.

The representative of the property owner requests IH zoning to allow continued use of the site for unlimited outdoor storage. The owner is concerned that regulations in Article 7.5 Outdoor Storage and Display conflict with current use of 2824 Spring Forest Road. Staff believes both lots (building located entirely on 2834 Spring Forest Road) are used for Vehicle Sales/Rental, a use that is permitted in the IX district. Further, the standards contained in Article 7.5 do not apply to automobile sales or rental facilities. While the alternative would not create a nonconformity, it would result in spot zoning.

8024 Glenwood Ave.

Current	CUD NB
Public Hearing	OX-3-CU
Alternative	NX-3-CU

Future Land Use	Community Mixed Use
Urban Form	N/A



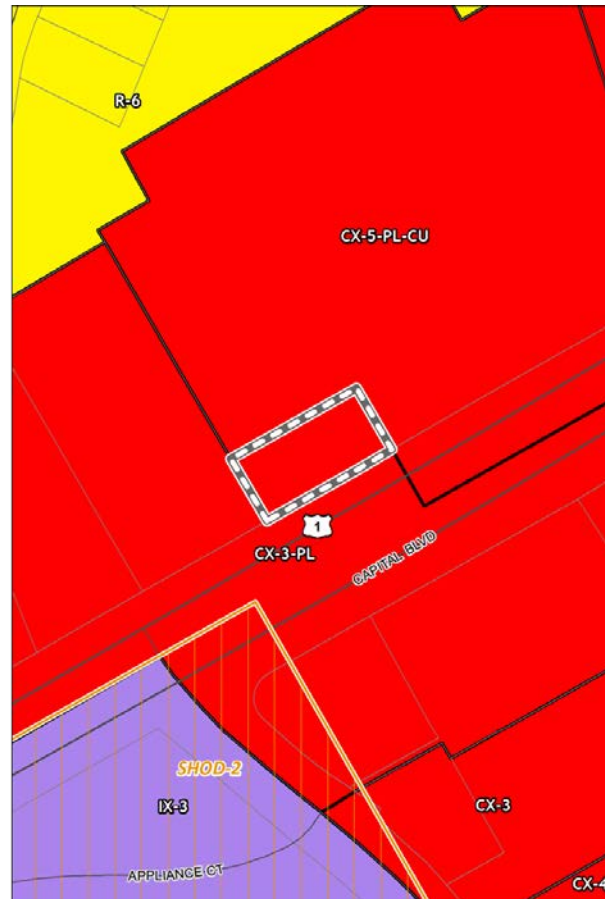
15. 8024 Glenwood Ave.

The representative of the owner requests NX zoning to maintain the existing right for freestanding retail use, as well as to allow continue, established use of retail sales on the property. The alternative would resolve a nonconformity, but would result in spot zoning similar to the current zoning pattern.

2811 Capital Blvd.

Current	IND-1
Public Hearing	CX-3-PL
Alternative	IH

Future Land Use	Business & Commercial Services
Urban Form	Transit Emphasis Corridor



16. 2811 Capital Blvd.

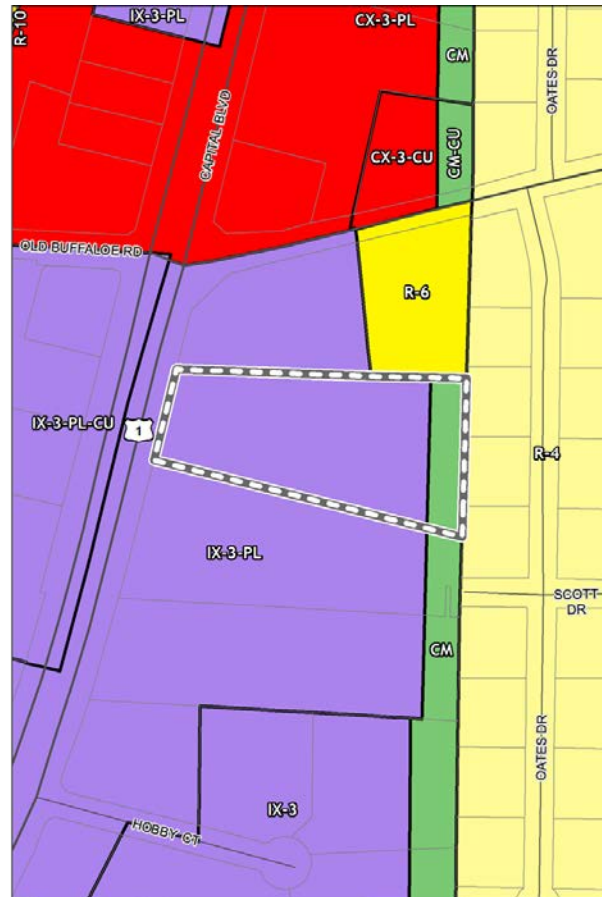
The representative of the owner requests IH zoning to allow continued, unlimited use of the property for Vehicle Repair (Major) and Vehicle Sales. Vehicle Repair (Major) is an unlimited use in the CX district. The pertinent limit on the Vehicle Sales use is a requirement of a Street Protective Yard between any vehicle display area and the right of way. A Type C3 yard is required which specifies a 10 foot depth and at least 30 shrubs of at least 3.5 foot height per 100 feet.

The representative of the owner is also concerned that application of –PL frontage will constrain renovation, expansion, and/or rebuilding. This concern is addressed by provisions in a pending text change, TC-4-15/Development Standards and Nonconformities. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council’s Comprehensive Planning Committee on September 23.

3520 Capital Blvd.

Current	IND-1
Public Hearing	IX-3-PL
Alternative	IX-3

Future Land Use	Business & Commercial Services
Urban Form	Transit Emphasis Corridor



17. 3520 Capital Blvd.

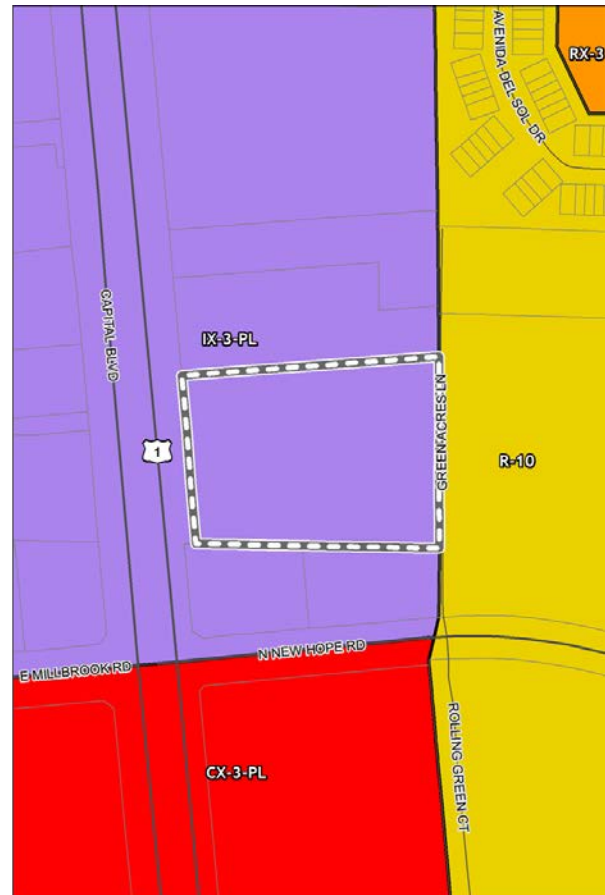
The representative of the owner requests removal of the Parking Limited (-PL) frontage designation to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The property is currently used for Vehicle Fuel Sales. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

4800 Capital Blvd.

Current	IND-1
Public Hearing	IX-3-PL
Alternative	IX-3

Future Land Use	Community Mixed Use
Urban Form	Transit Emphasis Corridor



18. 4800 Capital Blvd.

The representative of the owner requests removal of the Parking Limited (-PL) frontage designation to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The property is currently used for Vehicles Sales/Leasing. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

5401 Capital Blvd.

Current	IND-1
Public Hearing	IX-3-PL
Alternative	IX-3

Future Land Use	Community Mixed Use
Urban Form	City Growth Center; Transit Emphasis Corridor



19. 5401 Capital Blvd.

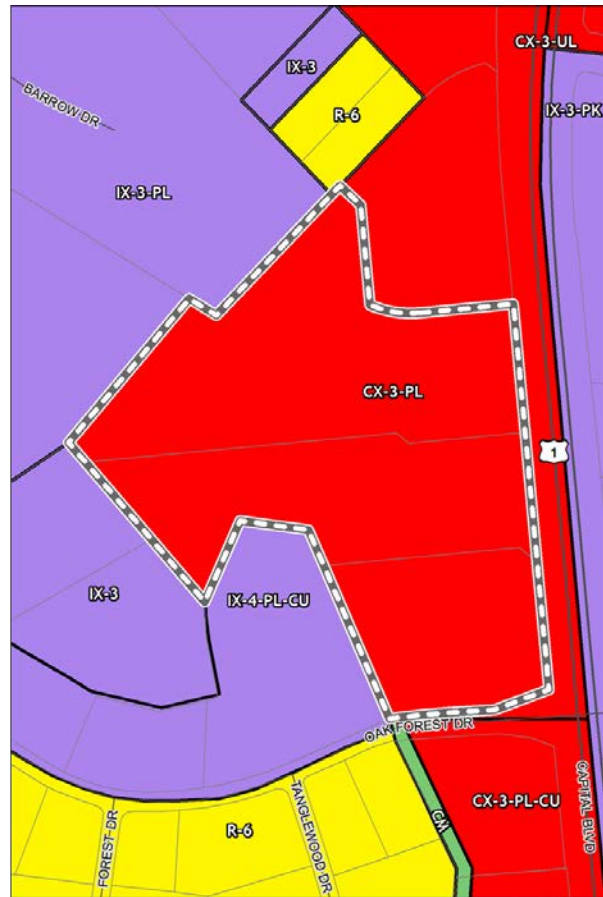
The representative of the owner requests removal of the Parking Limited (-PL) frontage designation to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The property is currently used for Vehicle Sales/Leasing. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

5601, 5603, & 5613 Capital Blvd.

Current	IND-1
Public Hearing	CX-3-PL
Alternative	CX-3

Future Land Use	Community Mixed Use
Urban Form	City Growth Center; Transit Emphasis Corridor; Urban Thoroughfare



20. 5601, 5603, & 5613 Capital Blvd.

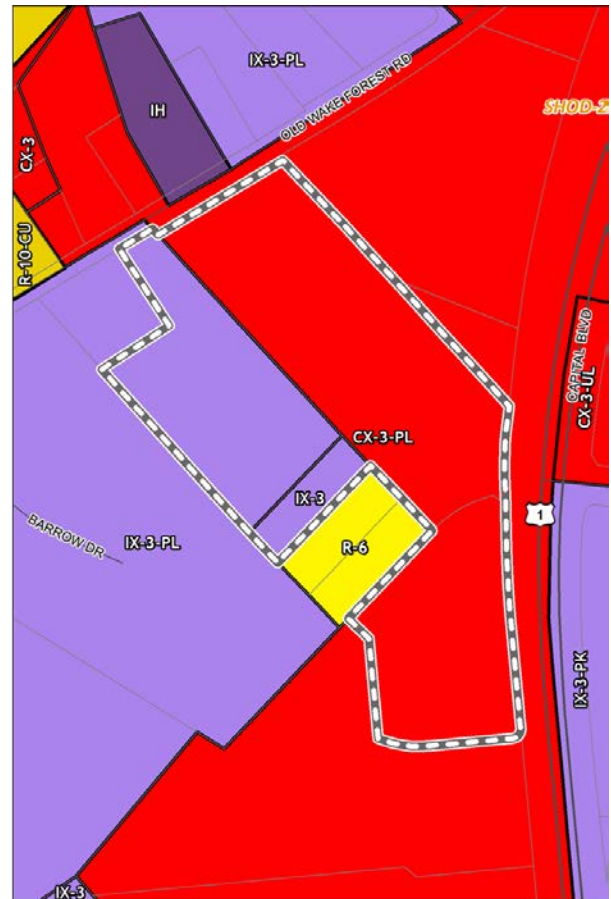
The representative of the owner requests removal of the Parking Limited (-PL) frontage designation to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The property is currently used for Vehicle Sales/Leasing. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

6830 Old Wake Forest Rd.,
5837, 5839, 6001 Capital Blvd.

Current	IND-1
Public Hearing	IX-3-PL, IX-3 CX-3-PL (Capital)
Alternative	IX-5 IX-7 (Capital)

Future Land Use	Regional Mixed Use; Community Mixed Use
Urban Form	City Growth Center; Transit Emphasis Corridor; Parkway Corridor; Urban Thoroughfare



21. 6830 Old Wake Forest Rd.; 5837, 5839, 6001 Capital Blvd.

The representative of the owner requests removal of the Parking Limited (-PL) frontage designation from all parcels to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The parcels are currently used for Vehicle Sales/Leasing and Vehicle Repair (Major). Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

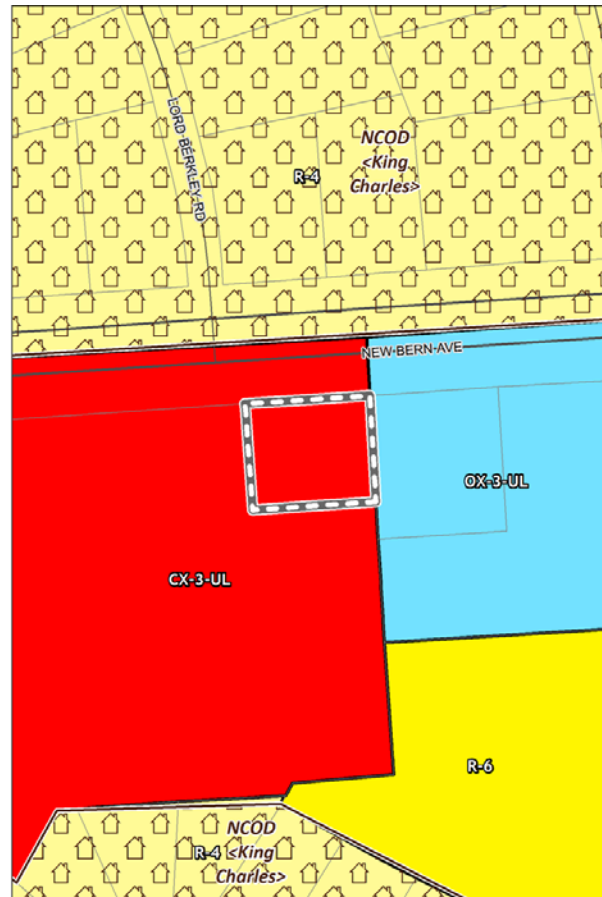
The request is also for IX zoning instead of CX. Staff has requested additional information as to why from Mr. Worth.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

2120 New Bern Ave.

Current	SC
Public Hearing	CX-3-UL
Alternative	CX-3

Future Land Use	Neighborhood Mixed Use
Urban Form	Transit Emphasis Corridor



22. 2120 New Bern Ave.

The representative of the owner requests removal of the Urban Limited (-UL) frontage designation to address their concern that application of -UL frontage will constrain renovation, expansion, and/or rebuilding. The property was most currently used for Vehicle Fuel Sales, but the existing building is currently vacant. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities, address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -UL frontage.

3820 New Bern Ave.

Current	IND-1 w/SHOD-4
Public Hearing	CX-3-PL
Alternative	CX-3

Future Land Use	Community Mixed Use
Urban Form	Transit Emphasis Corridor



23. 3820 New Bern Ave.

The representative of the owner requests removal of the Parking Limited (-PL) frontage designation from the property to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The parcel is currently used for Vehicle Fuel Sales. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

4000 New Bern Ave.

Current	IND-1
Public Hearing	CX-3-PL
Alternative	CX-3

Future Land Use	Business & Commercial Services
Urban Form	Mixed-Use Center; Urban Thoroughfare; Transit Emphasis Corridor



24. 4000 New Bern Ave.

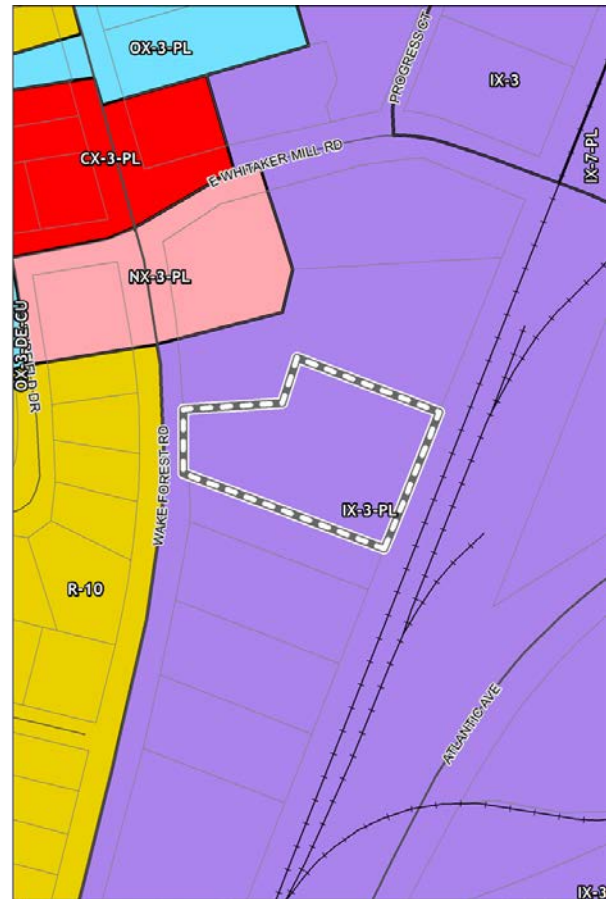
The representative of the owner requests removal of the Parking Limited (-PL) frontage designation from the property to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The property is currently used for Vehicle Fuel Sales. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

1930 Wake Forest Rd.

Current	IND-2
Public Hearing	IX-3-PL
Alternative	IX-3

Future Land Use	Neighborhood Mixed Use
Urban Form	City Growth Center; Transit Emphasis Corridor; Transit Stop Buffer



25. 1930 Wake Forest Rd.

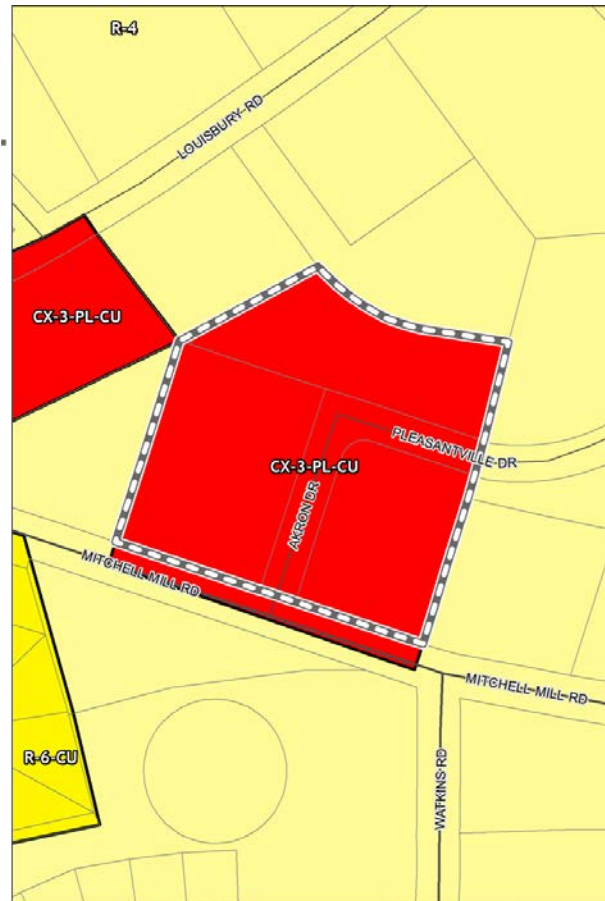
The representative of the owner requests removal of the Parking Limited (-PL) frontage designation from all parcels to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The parcels are currently used for Vehicle Sales/Leasing and Vehicle Repair (Major). Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would result in spot zoning; adjacent parcels are also proposed for -PL frontage.

4205 Pleasantville Dr,
4125 & 4133 Mitchell Mill Rd.

Current	CUD SC
Public Hearing	CX-3-PL-CU
Alternative	CX-3-CU

Future Land Use	Community Mixed Use; Office & Residential Mixed Use
Urban Form	Mixed-Use Center; Urban Thoroughfare



26. 4205 Pleasantville Dr.; 4125 & 4133 Mitchell Mill Rd.

The representative of the owner requests removal of the Parking Limited (-PL) frontage designation from all parcels to address their concern that application of -PL frontage will constrain renovation, expansion, and/or rebuilding. The parcels are currently occupied by two manufactured homes and a single family house. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

The alternative would not result in spot zoning; adjacent parcels are zoned R-4.

118-122 W. Peace St.; 601 N. Salisbury St.

Current	NB
Public Hearing	DX-7-UG
Alternative 1	DX-7
Alternative 2	DX-7-UL

Future Land Use	Central Business District
Urban Form	Downtown; Transit Stop Buffer



27. 118-122 W. Peace St.; 601 N. Salisbury St.

The representative of the owner requests removal of the Urban General (-UG) frontage designation from all parcels to address their concern that application of -UG frontage will constrain renovation, expansion, and/or rebuilding. The parcels are currently used for Vehicle Fuel Sales; none of the lots is more than 100 feet deep. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

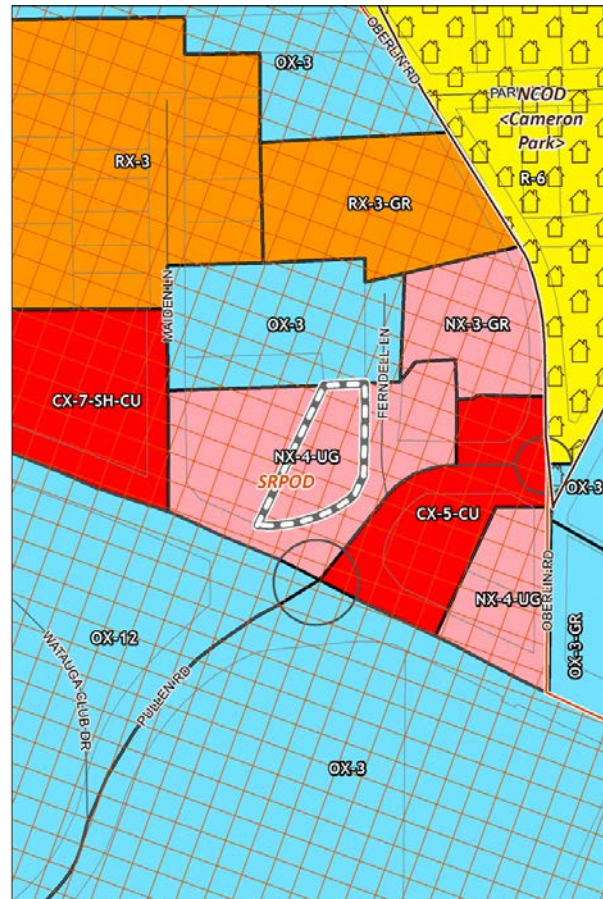
Urban frontages, including -UG and Urban Limited (-UL) convey parking requirement reductions; no parking is required for the first 16 residential units and the first 10,000 square feet of ground story gross floor area in a mixed use building.

Alternative 1 would result in spot zoning; adjacent parcels are also proposed for -UG frontage. Alternative 2 would apply Urban Limited (-UL) frontage that requires building width in 50% in the primary build-to, as opposed to 70% would not result in spot zoning.

2008 Hillsborough St.

Current	BC w/SRPOD & PBOD
Public Hearing	NX-4-UG w/SRPOD
Alternative 1	NX-4 w/SRPOD
Alternative 2	NX-4-UL w/SRPOD

Future Land Use	Neighborhood Mixed Use
Urban Form	Transit Stop Buffer



28. 2008 Hillsborough St.

The representative of the owner requests removal of the Urban General (-UG) frontage designation to address their concern that application of -UG frontage will constrain renovation, expansion, and/or redevelopment. The parcel is currently occupied by an office building. The representative owner made this same request during Planning Commission review.

Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

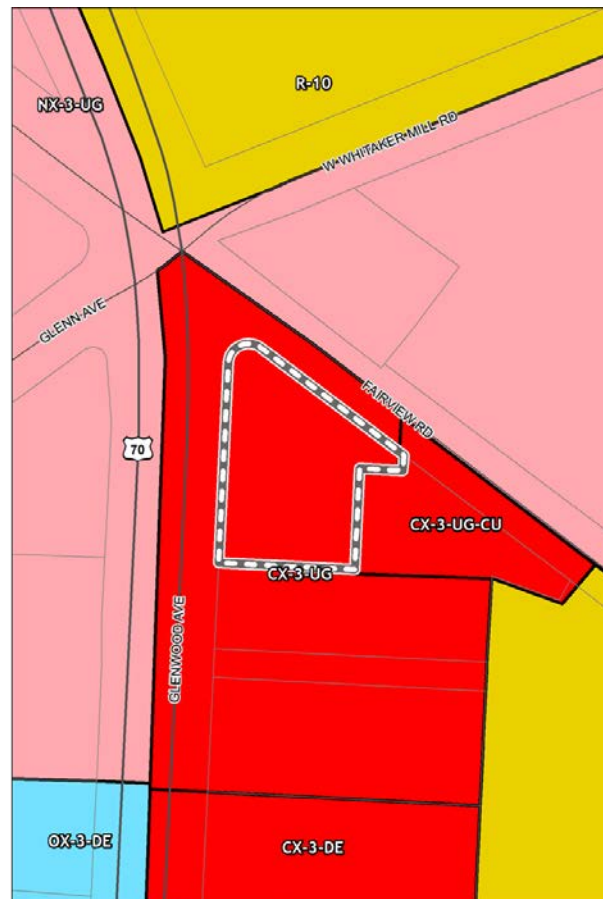
Urban frontages, including -UG and Urban Limited (-UL) convey parking requirement reductions; no parking is required for the first 16 residential units and the first 10,000 square feet of ground story gross floor area in a mixed use building.

Alternative 1 would result in spot zoning; adjacent parcels with Hillsborough Street frontage are also proposed for urban frontages or are already subject to zoning conditions that approximate frontage regulations. Alternative 2 would apply a different urban frontage, Urban Limited (-UL), that requires building width in 50% in the primary build-to, as opposed to 70% and would not result in spot zoning.

1634 Glenwood Ave.

Current	NB
Public Hearing	CX-3-UG
Alternative 1	CX-3
Alternative 2	CX-3-UL

Future Land Use	Neighborhood Mixed Use
Urban Form	Mixed-Use Center; Main Streets



29. 1634 Glenwood Ave.

The representative of the owner requests removal of the Urban General (-UG) frontage designation from all parcels to address their concern that application of -UG frontage will constrain renovation, expansion, and/or rebuilding. The parcels are currently used for Vehicle Fuel. Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council's Comprehensive Planning Committee on September 23.

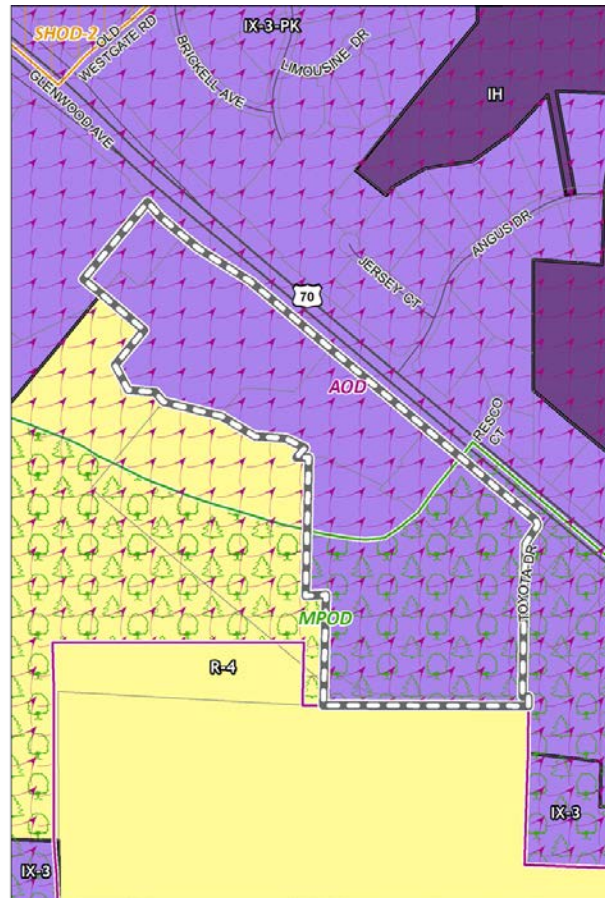
Urban frontages, including –UG and Urban Limited (-UL) convey parking requirement reductions; no parking is required for the first 16 residential units and the first 10,000 square feet of ground story gross floor area in a mixed use building.

Alternative 1 would result in spot zoning; adjacent parcels are also proposed for –UG frontage. Alternative 2 would apply a different urban frontage, Urban Limited (-UL), that requires building width in 50% in the primary build-to, as opposed to 70% and would not result in spot zoning.

**4101 Toyota Dr;
0, 9101, 9201, 9209 & 9225
Glenwood Ave.**

Current	TD w/AOD
Public Hearing	IX-3-PK w/AOD & MPOD (partial)
Alternative	IX-7 w/AOD & MPOD

Future Land Use	Business & Commercial Services
Urban Form	N/A



30. 4101 Toyota Dr.; 9101, 9201, 9209 & 9225 Glenwood Ave.

The representative of the owner requests removal of the Parkway (-PK) frontage designation from all parcels to address their concern that application of –PK frontage will constrain renovation, expansion, and/or rebuilding. The parcels are currently used for Vehicle Sales/Leasing and Vehicle Repair (Major). Provisions in a pending text change, TC-4-15/Development Standards and Nonconformities address this issue. The adoption of the text change would allow for expansions of preexisting buildings that fail to meet Frontage requirements under certain circumstances. The text change has been recommended by the Planning Commission for approval and will be reviewed by the Council’s Comprehensive Planning Committee on September 23.

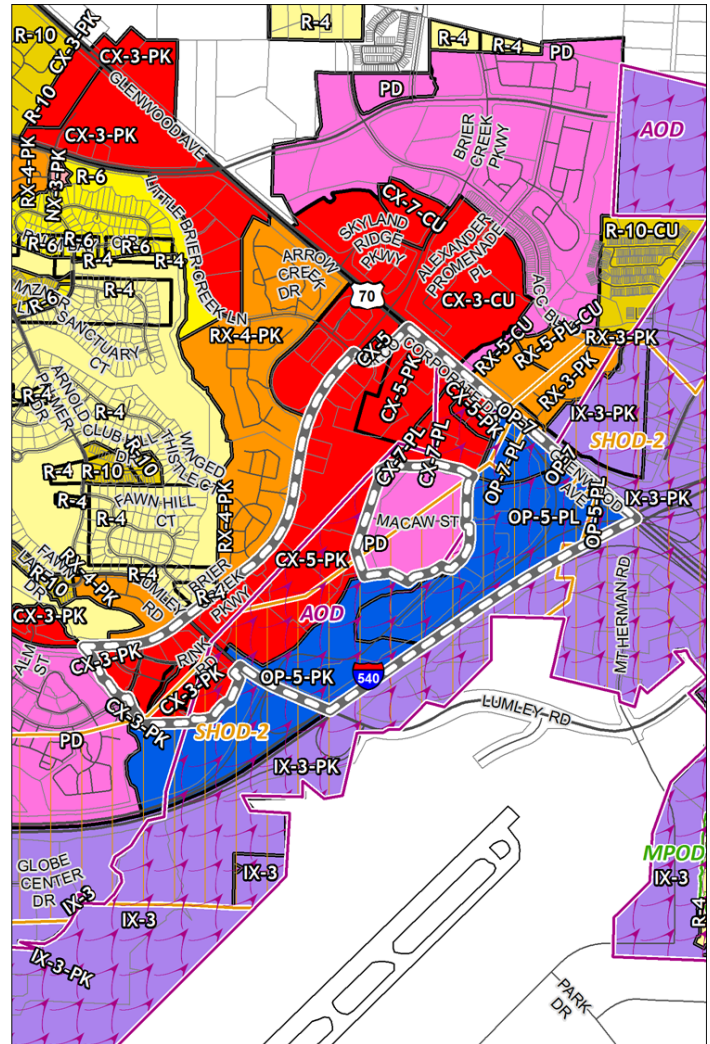
In addition, the representative of the owner makes note of the limit on Vehicle Sales use of a requirement for a Street Protective Yard between any vehicle display area and the right of way. A Type C3 yard is required which specifies a 10 foot depth and at least 30 shrubs of at least 3.5 foot height per 100 feet.

The alternative would result in spot zoning; no nearby parcels are recommended for more than 3 story height and adjacent parcels are also proposed for –PK frontage.

Brier Creek

Current	CUD TD
Public Hearing	Various (with PK)
Alternative	PL frontage; OX rather than OP

Future Land Use	Various
Urban Form	City Growth Center; Parkway Corridors



31. Brier Creek

The representative of the owner requests removal of the Parkway (-PK) frontage, in favor of Parking Limited (-PL) frontage designation for a number of parcels in the Brier Creek area to allow development closer to the street. In addition, the request is for all parcels currently recommended for OP zoning to be zoned OX instead. This alternative would not create spot zoning or nonconformity.

B. Summary of Options for Council Consideration

Item	Public Hearing Comment	Area / Property	Current Zoning	Public Hearing Zoning	Option 1	Option 2	Option 3
8	PH-019	615 & 715 S. East St.	R-20 w/NCOD	R-10 w/NCOD	RX-3-DE w/NCOD		
9	PH-019 PH-020	230 & 234 E. South St.; 706 S. Person St.	O&I-2	R-10	RX-3 & OX-12	OX-12	Height less than OX-12
10	PH-021	Block of Hillsborough St., N. West St., W. Morgan St. & RR tracks	BUS w/DOD	DX-12-SH	DX-20-SH		
11	PH-022	0 Gresham Lake Rd.	IND-1 w/SHOD-2	IX-3 w/SHOD-2	IX-7 w/SHOD-2		
12	PH-023	800 & 900 Jones Franklin Rd.	SC w/SHOD-2	CX-3 w/SHOD-2	CX-7 w/SHOD-2		
13	PH-024	6301 Mt. Herman Rd.	TD w/AOD	IX-3-PK w/AOD	IH		
14	PH-025	2824 & 2834 Spring Forest Rd.	IND-1	IX-3-PL	IH		
15	PH-026	8024 Glenwood Ave.	CUD NB	OX-3-CU	NX-3-CU		
16	PH-027	2811 Capital Blvd.	IND-1	CX-3-PL	IH		
17	PH-028	3520 Capital Blvd.	IND-1	IX-3-PL	IX-3		
18	PH-029	4800 Capital Blvd.	IND-1	IX-3-PL	IX-3		
19	PH-029	5401 Capital Blvd.	IND-1	IX-3-PL	IX-3		
20	PH-029	5601, 5603, & 5613 Capital Blvd.	IND-1	CX-3-PL	CX-3		
21	PH-030	6830 Old Wake Forest Rd., 5837, 5839, 6001 Capital Blvd.	IND-1	IX-3-PL, IX-3 CX-3-PL (Capital)	IX-5 IX-7 (Capital)		
22	PH-031	2120 New Bern Ave.	SC	CX-3-UL	CX-3		
23	PH-032	3820 New Bern Ave.	IND-1 w/SHOD-4	CX-3-PL	CX-3		
24	PH-033	4000 New Bern Ave.	IND-1	CX-3-PL	CX-3		
25	PH-034	1930 Wake Forest Rd.	IND-2	IX-3-PL	IX-3		
26	PH-035	4205 Pleasantville Dr., 4125 & 4133 Mitchell Mill Rd.	CUD SC	CX-3-PL-CU	CX-3-CU		
27	PH-036	118-122 W. Peace St.; 601 N. Salisbury St.	NB	DX-7-UG	DX-7		
28	PH-037	2008 Hillsborough St.	BC w/SRPOD & PBOD	NX-4-UG w/SRPOD	NX-4 w/SRPOD	NX-4-UL w/SRPOD	
29	PH-038	1634 Glenwood Ave.	NB	CX-3-UG	CX-3	CX-3-UL	
30	PH-039	4101 Toyota Dr.; 0, 9101, 9201, 9209 & 9225 Glenwood Ave.	TD w/AOD	IX-3-PK w/AOD & MPOD (part)	IX-7 w/AOD & MPOD		
31	PH-040 PH-041	Brier Creek	CUD TD	Various (with PK)	PL frontage; OX rather than OP		

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-019	7/7/2015	Florence Francis	615 S East St, 715 S East St, 230 E South St	Owens multiple properties; Requesting R-20 zoning not be downzoned to R-10...Requesting RX instead for 615 S East St & 715 S East; Requesting OX for 230 E South St instead of R-10.	O&I-2, R-20 w/NCOD	R-10 w/NCOD	Institutional, Moderate Density Residential
PH-020	7/21/2015	Isabel Mattox (for Stuart Cullinan)	234 E. South St.	Request OX-12 similar to rest of the block.	O&I-2	R-10	Institutional
PH-021	7/21/2015	Lacy Reaves (for HBS Properties)	Block of Hillsborough, West, Morgan & RR Tracks	DX-12 proposed for this block with 20 stories immediately adjacent; requests 20 stories; CSX RR tracks recommended as point of transition for height.	BUS w/DOD	DX-12-SH	Central Business District
PH-022	7/21/2015	Tom Worth, Jr. (for Davidson & Jones)	0 Gresham Lake Rd.	Purchased with intention of placing hotel; Requesting additional height.	IND-1 w/SHOD-2	IX-3 w/SHOD-2	Business & Commercial Services
PH-023	7/21/2015	Isabel Mattox (for Worthy Partners)	800 and 900 Jones Franklin Rd.	Request CX-7; Cites adjacency to I-40/US-1.	SC w/SHOD-2	CX-3 w/SHOD-2	Office/Research & Development
PH-024	7/21/2015	Lacy Reaves (for Eagle Rock Concrete)	6301 Mt. Herman Rd.	Property developed as a concrete plant; some improvements on site exceed 50 feet; Requests IH with 5 story limit.	TD	IX-3-PK	Business & Commercial Services
PH-025	7/21/2015	Lacy Reaves (for Penske)	2824 and 2834 Spring Forest Rd.	Current proposal is prohibiting vehicle storage as allowed use; requests IH.	IND-1	IX-3-PL	Business & Commercial Services
PH-026	7/21/2015	Lacy Reaves (for Colonial Leasing)	8024 Glenwood Ave	Requesting NX-3-CU to maintain entitlements; expressed concerns about rendering a non-conformity.	CUD NB	OX-3-CU	Community Mixed Use
PH-027	7/21/2015	Isabel Mattox (for MM Fowler)	2811 Capital Blvd.	Request IH; uses non-conforming under CX?	IND-1	CX-3-PL	Business & Commercial Services
PH-028	7/21/2015	Isabel Mattox (for MM Fowler)	3520 Capital Blvd.	Request IX-3 (removal of frontage); Cites as offsite parking use.	IND-1 & CM	IX-3-PL & CM	Business & Commercial Services
PH-029	7/21/2015	Chad Essick (for MLC Automotive)	4800 and 5401 Capital Blvd.; 5601, 5603, and 5613 Capital Blvd.	Poyner Spruill representing MLC Automotive; Concerned about -PL frontage; requesting removal of that frontage from these properties; Proposed text change helps small lots but not the larger lots.	IND-1	IX/CX-3-PL	Community Mixed Use
PH-030	7/21/2015	Tom Worth, Jr. (for C. David Johnson, Jr.)	6830 Old Wake Forest Rd et al.; 5839 Capital Blvd; 6001 Capital Blvd; 5857 Capital Blvd.	4 properties on Capital Blvd & Old Wake Forest Rd; 3-story height limit & PL frontage are a problem.	IND-1	IX-3-PL	Regional Mixed Use
PH-031	7/21/2015	Isabel Mattox (for MM Fowler)	2120 New Bern Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	SC	CX-3-UL	Neighborhood Mixed Use
PH-032	7/21/2015	Isabel Mattox (for MM Fowler)	3820 New Bern Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	IND-1 w/SHOD-4	CX-3-PL	Community Mixed Use
PH-033	7/21/2015	Isabel Mattox (for MM Fowler)	4000 New Bern Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	IND-1	CX-3-PL	Business & Commercial Services
PH-034	7/21/2015	Isabel Mattox (for ML Barnes)	1930 Wake Forest Rd. ?	Request IH; uses non-conforming under IX?	IND-2	IX-3-PL	Neighborhood Mixed Use

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-035	7/21/2015	Tom Worth, Jr. (for National Business Partners)	4205 Pleasantville Dr 4125 Mitchell Mill Rd 4133 Mitchell Mill Rd	Mitchell Mill Rd area; -PL frontage presents substantial problems for redevelopment.	CUD SC	CX-3-PL-CU	Low Density Residential & Community Mixed Use
PH-036	7/21/2015	Isabel Mattox (for MM Fowler)	118-122 W. Peace St. ; 601 N. Salisbury St.	Request DX-7; For Shell gas station in front of seaboard.	NB w/DOD	DX-7-UG	Central Business District
PH-037	7/21/2015	Isabel Mattox (for John Wardlaw)	2008 Hillsborough St.	Request NX-4 (removal of frontage); Cites irregular shape of lot.	BC w/PBOD & SRPOD	NX-4-UG w/SRPOD	Neighborhood Mixed Use
PH-038	7/21/2015	Isabel Mattox (for ML Barnes)	1634 Glenwood Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	NB	CX-3-UG	Neighborhood Mixed Use
PH-039	7/21/2015	Tom Worth, Jr. (for Anderson Real Estate)	9225 Glenwood Ave; 4101 Toyota Dr; 9101 Glenwood Ave; 9201 Glenwood Ave; 9209 Glenwood Ave; 0 Glenwood Ave.	Height of 3 stories is a problem along with prohibition of elevated displays; concerns about uses available in TD that are not in IX.	TD w/AOD	IX-3-PK w/AOD	Business & Commercial Services
PH-040	7/21/2015	Joe Dye (for American Asset Corp)	7990 Arco Corporate Dr.	Rep of American Asset Corp regarding frontage designations around Brier Creek Pkwy; requesting PL instead of PK to allow more pedestrian friendly environment.	CUD TD	CX-5-PK	Regional Mixed Use
PH-041	7/21/2015	Michael Birch (for American Asset Corp)	Brier Creek Area	On behalf of AAC; Request that you consider requests for less restrictive zoning options.	CUD TD	CX-5-PK	Regional Mixed Use

1500 & 1540 Dunn Road:

- PH-007** ISSUE: Desire to maintain current zoning entitlements.
REQUEST: Agree to NX-3, as proposed, but allowing current zoning conditions to be modified (per presentation at Z-27-14 Public Hearing).

2607 Vanderbilt Avenue:

- PH-017** ISSUE: Four-story height proposed on subject section of Hillsborough Street is incompatible with properties bordering on the north.
REQUEST: Reduce height cap to 3 stories.

901 Oberlin Road:

- PH-017** ISSUE: Concern over whether a future roundabout might be built at Van Dyke/ Oberlin, resulting in condemnation of existing store; current office redevelopment across Van Dyke apparently did not have to concede land at its corner.
REQUEST: Eliminate consideration of a future roundabout at the subject site, unless it would leave the subject property unaffected.

4205 Pleasantville Drive, 4125 Mitchell Mill Road, 4133 Mitchell Mill Road:

- PH-035** ISSUE: Current zoning conditions seem to render PL frontage problematic; e.g., "F. Any building shall be located within 25 feet of Mitchell Mill Road and the relocated Louisbury Road. No parking or vehicular surface shall be permitted in the area between the building and the right-of-way," and "N. A minimum 25 foot protective street yard will be provided and maintained along Mitchell Mill Road and relocated Louisbury Road for any new development, planted to SHOD-4 standards."
REQUEST: Remove frontage designation.

9225 Glenwood Avenue, etc.:

- PH-039** ISSUES: See attachment.
REQUEST: Allow taller buildings, per current zoning (size of the 4101 Toyota Drive property—22 acres—could permit buildings well in excess of 3 stories, given the present 1-foot setback/ 1-foot taller standard).

0 Gresham Lake Road (corner of Gresham and Capital Hills):

- PH-022** ISSUE: Subdivision plan filed in 2006 to allow construction of multi-story hotel (case titled "DJ Hotels Subdivision"); plan sunset in 2012, but proposed UDO height cap would not allow the height permitted under current zoning.
REQUEST: Change to IX-7.

6830 Old Wake Forest Road, 5839 Capital Boulevard, 6001 Capital Boulevard, & 5857 Capital Boulevard:

- PH-030** ISSUE: PL or PK frontage designations are inconsistent with current land use (car sales and service). Manufacturers often dictate site design; property owners desire flexibility to adapt their sites accordingly. (Concern also expressed regarding Sec. 6.4.12.B.—several Code restrictions could render current use non-compliant whenever building expansion/ site change occurs in the future.)
REQUEST: Remove frontage designations from the subject properties. (Also, revisit provisions of Sec. 6.4.12.B., or provide relief per adoption of pending TC-4.)

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 18, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: 234 E. South Street, PIN# 1703861053
Owner: 234 E. Lenoir St. LLC

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for 234 E. Lenoir St. LLC, owner of the above-described property, I write to convey our concerns about the proposed remapping for the above-referenced property. The proposed zoning for this property is R-10.

The subject property and all other properties on this block are currently zoned O&I-2. Under the proposed remapping, all privately owned properties, including the subject property and 706 S. Person and 230 E. South Street, in this block will be rezoned to R-10 while all other properties on the block (Shaw University) will be rezoned to OX-12. To remain consistent with the current O&I-2 zoning and the proposed zoning for all other properties on this block, my client's property at 234 E. South Street as well as 706 S. Person St. and 230 E. South St. should be rezoned to OX-12. We also note that the currently vacant land at 118 E. South St. (same block) is proposed to be remapped to OX-12.

Although my client's property is currently vacant and the other two privately owned properties are used today as single family houses, the current uses are most likely very temporary as both structures are beyond their useful lives, on busy streets, and adjacent to the Shaw University campus. These factors and the properties' excellent downtown locations make them ideal for future Shaw expansion or private development.

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 18, 2015
Page 2

PH-020_SouthSt-CullinanMattox.pdf

The proposed remapping to drastically reduce the current entitlements from O&I-2 to R-10 seems inconsistent with the City's goals and will substantially limit the owners' future options. Please reconsider this proposal and consistently rezone 234 E. South Street as well as 706 S. Person Street and 230 E. South Street to OX-12 as you propose for the balance of the block.

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,



Isabel Worthy Mattox

cc: Stuart Cullinan

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

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Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES
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E-Mail: lreaves@smithlaw.com

MAILING ADDRESS
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Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

July 6, 2015

Via Email

Mayor Nancy McFarlane and Members
of the Raleigh City Council
PO Box 590
Raleigh, NC 27602

Re: Zoning Case Z-27-14 (the "Citywide Rezoning") – Parcels at 512 W. Morgan Street (PIN 1703498033 and 1703497096); 501 Hillsborough Street (PIN 1703499156); 10 S. West Street (PIN 1703499059); 502 W. Morgan Street (PIN 1703499022); 513 Hillsborough Street (PIN 1703498135); 515 Hillsborough Street (PIN 1703497166); and 514 W. Morgan Street (PIN 1703497057)

Dear Mayor McFarlane and Councilors:

On behalf of the owners, I am writing with respect to the eight parcels listed above which largely comprise the downtown block bounded by Hillsborough, West Morgan, and South West Streets and the CSX railroad corridor. This property is currently zoned Business District with the Downtown Overlay. The Citywide Rezoning proposes to rezone these parcels DX-12, although properties immediately to the east and continuing to the State Government Complex have a height designation of 20 stories.

We respectfully submit that a height designation of 20 stories for our clients' parcels is more appropriate than the limit proposed. The CSX railroad corridor is a better suited point at which to transition to 12 stories than is South West Street, which appears arbitrary in terms of adjacent land uses.

We therefore request that the captioned parcels be rezoned to DX-20.

Very truly yours,



Lacy H. Reaves

LHR: kjr
cc: Mr. Ken Bowers (via email)

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

May 4, 2015

VIA HAND DELIVERY

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

Re: 0 Gresham Lake Road, PIN # 1727 65 3974
Owner: Davidson & Jones Hotel Corporation

Dear Mayor McFarlane and Council Members:

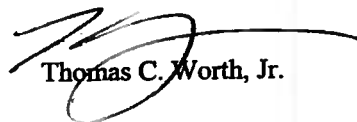
I write in behalf of my client, Davidson & Jones Hotel Corporation, owner of the subject 3.94 acre tract currently zoned under the legacy district of Industrial-1 (IND-1) with SHOD-2. The City's Planning Staff has recommended that this property be rezoned to Industrial Mixed Use (IX-) with the height limit of 3 stories and the retention of the present SHOD-2 Overlay.

Although my client did not object to the Staff's recommendation during the recently concluded review of legacy districts by the Planning Commission it has now reviewed this recommendation and concluded that the recommended default height limit of 3 stories will deprive it of existing entitlements and unreasonably constrain its development objectives for this property.

In behalf of Davison & Jones Hotel Corporation I therefore respectfully request that this property be rezoned to IX-7 with the SHOD-2 Overlay.

Thank you for consideration of this request.

Sincerely,



Thomas C. Worth, Jr.

cc: Mr. Kenneth Bowers
Mr. Travis Crane
Ms. Bynum Walter
Mr. Russ Jones
Mr. Jay Mahan
(all by electronic mail)

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

September 8, 2015

The Honorable Nancy McFarlane, Mayor
City Council Members
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

Re: 0 Gresham Lake Road, PIN # 1727 65 3974
Owner: Davidson & Jones Hotel Corporation

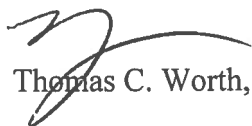
Dear Mayor McFarlane and City Council Members:

At the Public Hearing on the evening of Tuesday, July 21, 2015 I handed up my Memorandum addressed to you in which I confirmed the challenges which the Remapping Process has presented to this client and several other clients.

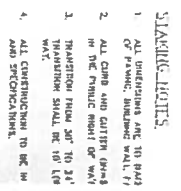
On August 21, 2015 I met with Planner Doug Hill to review the situation which my clients are encountering and at that time reviewed with him the attached graphic prepared in 2006, before the Great Recession, whereon my client's plans for the development for a six story hotel upon this property are indicated. The default height limit of three stories imposed by the Remapping Process with its default height limit of three stories is problematic and I therefore respectfully renew my previous request to you and the Planning Staff that this property be rezoned to IX-7 with SHOD-2 Overlay.

Thank you for your positive consideration of this request.

Sincerely,


Thomas C. Worth, Jr.

cc: Ms. Bynum Walter
Mr. Doug Hill
Mr. Russ Jones
Mr. Jay Mahan
(all by electronic mail)



SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

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July 6, 2015

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Via Email

Mayor Nancy McFarlane and Members
of the Raleigh City Council
PO Box 590
Raleigh, NC 27602

Re: Zoning Case Number Z-27-14 (the "Citywide Rezoning") – Parcel at 6301 Mount
Herman Road (PIN 0778-07-3740)

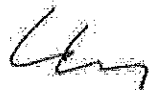
Dear Mayor McFarlane and City Councilors:

On behalf of the owner, I am writing with respect to the parcel at 6301 Mount Herman Road, which is currently zoned Thoroughfare District with the Airport Overlay. This property is currently developed as a concrete plant (with equipment and fixtures exceeding 50 feet in height), an allowed use under the existing zoning. The Citywide Rezoning proposes to rezone the parcel IX-3-PK with the Airport Overlay, which is inconsistent with the current zoning and use of the property.

We respectfully request that in lieu of the current proposal, this property be rezoned to IH-5 with the AOD, which would maintain the current zoning character of the property.

Regrettably, the owner of the property only learned of the proposed rezoning on Thursday of last week.

Very truly yours,



Lacy H. Reaves

LHR: kjr
cc: Mr. Ken Bowers (via email)

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

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TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

July 7, 2015

Via Email

Mayor Nancy McFarlane and Members
of the Raleigh City Council
PO Box 590
Raleigh, NC 27602

Re: Zoning Case Number Z-27-14 (the "Citywide Rezoning") -- Parcels at 2824 and
2834 Spring Forest Road (PINs 1726-06-5563 and 1726-06-7474)

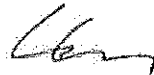
Dear Mayor McFarlane and City Councilors:

On behalf of the owner, Penske Truck Leasing Co., I am writing with respect to the adjacent parcels at 2824 and 2834 Spring Forest Road, which are currently zoned Industrial-1 District. This property is developed as a truck leasing facility, with office and vehicle repair areas as well as an extensive outdoor storage yard for vehicles, all allowed uses under the existing zoning. The Citywide Rezoning proposes to rezone the parcels IX-3-PL, which is inconsistent with the current zoning and use of the property. The uses now conducted on the property would no longer be permitted uses under the UDO's Use Table.

The owner of this property received its first notice with regard to the Citywide Rezoning last week. It was therefore unable to voice its concerns at an earlier time.

We respectfully request that in lieu of the current proposal, this property be rezoned to IH-3, which would maintain the current zoning character of the property.

Very truly yours,



Lacy H. Reaves

LHR: kjr
cc: Mr. Ken Bowers (via email)

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES
DIRECT DIAL: (919) 821-6704
E-Mail: lreaves@smithlaw.com

July 2, 2015

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611
TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Via Email and U.S. Mail

Mayor Nancy McFarlane and Members
of the Raleigh City Council
PO Box 590
Raleigh, NC 27602

Re: Citywide Rezoning Case Number Z-27-14 – Parcel at 8024 Glenwood Avenue
(PIN 0787-03-9224)

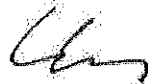
Dear Mayor McFarlane and City Councilors:

On behalf of the owner, I am writing with respect to the parcel at 8024 Glenwood Avenue, which is currently zoned Neighborhood Business CUD. The City Council rezoned this property in 1998 to enable its mixed use for offices and the retail sale of office equipment and supplies. The Citywide Rezoning proposes to rezone the parcel OX-3-CU, which is inconsistent with the current zoning and use of the property, as well as the signage now on the premises.

We respectfully request that in lieu of the current proposal, this property be rezoned to NX-3-CU, which would maintain the current zoning character of the property. The limitations included in the existing zoning conditions would, of course, remain.

Regrettably, the owner of the property, Mr. Carroll Hortman, only yesterday learned of the proposed rezoning.

Very truly yours,



Lacy H. Reaves

LHR: kjr

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: MM Fowler Inc.
2811 Capital Boulevard

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for MM Fowler Inc., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

This property was zoned Industrial-1 and is currently used for major auto repair, vehicle sales and off-site parking. The Remapping process was advertised as an effort to merely correlate an old zoning district to the most similar UDO zoning district. The proposed CX-3-PL for this property zoning does not correlate. In fact, CX zoning would condition current uses of major automotive repair and vehicle sales/leasing in ways with which the owner of this property cannot comply. The proposed zoning of CX-3-PL would render both site and uses nonconforming which is unfair and unacceptable.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

PH-027_2811Capital_Mattox.pdf

force this business and those like it to rely on bandaids and other short term fixes and will discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

Therefore, we request this property be rezoned to IH and request that we have a meeting with Ms. Walter to discuss this property as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isabel Worthy Mattox', written over the printed name.

Isabel Worthy Mattox

cc: Lee Barnes

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: MM Fowler Inc.
3520 Capital Boulevard

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for MM Fowler Inc., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The remapping process was advertised as an effort to merely correlate an existing zoning district to the most similar UDO district. The proposed IX-3-PL rezoning does not correlate. The property was previously zoned Industrial-1. The PL frontage is not appropriate for this property. It is in a very automotive intensive area of Capital Boulevard that is not pedestrian friendly. This property drops off sharply and abuts multiple residential properties in the rear. Pushing parking to the rear would not be a benefit to the abutting neighborhood.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

PH-028_3520Capital_Mattox.pdf

discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

Therefore, we request this property be rezoned to IX-3 without a frontage. We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,

Isabel Worthy Mattox

cc: Lee Barnes

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

May 4, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

RE: 5839 Capital Boulevard, PIN# 1727304088
Owner: Gold Moon, LLC

Dear Mayor McFarlane and Council Members:

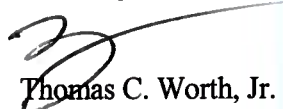
As counsel for Gold Moon, LLC, owner of the above-described property, we write to express our concerns about the proposed remapping for the above-referenced property.

Unfortunately, the owner of this property did not fully understand the potential impacts of the remappings during the Planning Commission remapping review process.

The proposed rezoning for this property is CX-3-PL which we believe negatively impacts the current entitlements for this property, now zoned Industrial-1. While the proposed zoning would permit the current use on the property (with the imposition of future limitations), it would not allow unlimited height as now permitted and would remove flexibility regarding parking because of the imposition of a frontage. If a frontage will be required by the City, we believe more height should be allowed. It should be noted that additional height would be in keeping with the FLUM designation of Community Mixed Use and the Urban Form Map which shows this property in an Urban Growth Center and within one-half mile of a future transit stop.

We therefore request that this property be rezoned to IX-7-PL.

Sincerely,



Thomas C. Worth, Jr.

cc: Mr. Kenneth Bowers
Mr. Travis Crane
Ms. Bynum Walter
Mr. David Johnson
Mr. Ron Hendricks
(all by electronic mail)

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
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curmudgtcw@earthlink.net

May 4, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

RE: 6001 Capital Boulevard, PIN# 1727302961
Owner: Silver Moon, LLC

Dear Mayor McFarlane and Council Members:

As counsel for Silver Moon, LLC, owner of the above-described property, we write to express our concerns about the proposed remapping for the above-referenced property.

Unfortunately, the owner of this property did not fully understand the potential impacts of the remappings during the Planning Commission remapping review process.

The proposed rezoning for this property is CX-3-PL which we believe negatively impacts the current entitlements for this property, now zoned Industrial-1. While the proposed zoning would permit the current use on the property (with the imposition of future limitations), it would not allow unlimited height as now permitted and would remove flexibility regarding parking because of the imposition of a frontage. If a frontage will be required by the City, we believe more height should be allowed. It should be noted that additional height would be in keeping with the FLUM designation of Community Mixed Use and the Urban Form Map which shows this property in an Urban Growth Center and within one-half mile of a future transit stop.

We therefore request that this property be rezoned to IX-7-PL.

Sincerely,



Thomas C. Worth, Jr.

cc: Mr. Kenneth Bowers
Mr. Travis Crane
Ms. Bynum Walter
Mr. David Johnson
Mr. Ron Hendricks
(all by electronic mail)

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

May 4, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

Re: 6830 Old Wake Forest Road, PIN# 1727208758
Owner: C. David Johnson

Dear Mayor McFarlane and Council Members:

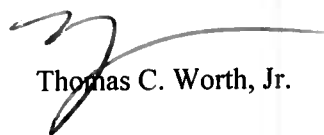
As counsel for C. David Johnson, Jr., owner of the above-described property, we write to convey our concerns about the proposed remapping for the above-referenced property.

Unfortunately, the owner of this property did not fully understand the potential impacts of the remappings during the Planning Commission remapping review process.

The proposed rezoning for this property is IX-3-PL which we believe negatively impacts the current entitlements for this property, now zoned Industrial-1. While the proposed zoning would permit the current use on the property (with the imposition of future limitations), it would not allow unlimited height as now permitted and would remove flexibility regarding parking because of the imposition of a frontage. If a frontage will be required by the City, we believe more height should be allowed. It should be noted that additional height would be in keeping with the FLUM designation of Community Mixed Use and the Urban Form Map which shows this property in an Urban Growth Center and within one-half mile of a future transit stop.

We therefore request that this property be remapped to IX-5-PL.

Sincerely,



Thomas C. Worth, Jr.

cc: Mr. Kenneth Bowers
Mr. Travis Crane
Ms. Bynum Walter
Mr. David Johnson
Mr. Ron Hendricks
(all by electronic mail)

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

May 4, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

Re: 5857 Capital Boulevard, PIN# 1727301427
Owner: HOL DAV, Inc.

Dear Mayor McFarlane and Council Members:

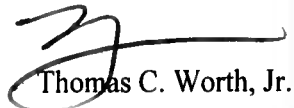
As counsel for HOL DAV, Inc., owner of the above-described property, we write to convey our concerns about the proposed remapping for the above-referenced property. The proposed zoning for this property is IX-3.

Unfortunately, the owner of this property did not fully understand the potential impacts of the remappings during the Planning Commission remapping review process.

The proposed rezoning for this property is IX-3 which we believe negatively impacts the current entitlements for this property, now zoned Industrial-1. While the proposed zoning would permit the current use on the property (with the imposition of future limitations), it would not allow unlimited height as now permitted. We believe more height should be allowed and note that additional height would be in keeping with the FLUM designation of Community Mixed Use and the Urban Form Map which shows this property in an Urban Growth Center and within one-half mile of a future transit stop.

We therefore request that this property be remapped to IX-5.

Sincerely,


Thomas C. Worth, Jr.

cc: Mr. Kenneth Bowers
Mr. Travis Crane
Ms. Bynum Walter
Mr. David Johnson
Mr. Ron Hendricks
(all by electronic mail)

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

September 8, 2015

The Honorable Nancy McFarlane, Mayor
City Council Members
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

Re: Johnson Lexus Properties located on Capital Boulevard and Old Wake Forest Road
(C. David Johnson et al)

Dear Mayor McFarlane and City Council Members:

On May 4, 2015 I wrote to you and the Planning Staff in connection with the four (4) Johnson Lexus properties identified upon the attachment. At the Public Hearing on July 21, I spoke in behalf of these properties and reiterated my client's concerns during my meeting with Planner Doug Hill on August 21, 2015.

Our concerns continue to involve the default height limit of three (3) stories and the proposed Parking Limited (PL) Frontages which are proposed to be imposed upon my client's sales, leasing and repair facilities located at 5839 Capital Boulevard and 6001 Capital Boulevard respectively. Additionally in the absence of relief from these impositions future redevelopment upon these properties will be discouraged as same may trigger limitations which will negatively impact automobile sales, leasing and service.

In sum we respectfully request that the properties located at 5839 Capital Boulevard and 6001 Capital Boulevard be rezoned to IX-7 without the PL Frontages, that the property located at 5857 Capital Boulevard be rezoned to IX-5 and that the property at 6830 Old Wake Forest Road be rezoned to IX-5 PL (as the PL Frontage here is not problematic). In view of the challenges that the UDO/Remapping process presents for the automobile industry the impending review of TC-4-15 "Development Standards & Non-conformities" which commences at the Council's Comprehensive Planning Committee tomorrow may provide opportunities for relief.

Thank you for your positive consideration of these requests.

Sincerely,



Thomas C. Worth, Jr.

cc: Ms. Bynum Walter
Mr. Doug Hill
Mr. Eric Hodge
Mr. David Johnson
Mr. Ron Hendricks
(all by electronic mail)

Owner	Property Address	Current Zoning	Planning Commission Proposed	Our Request
C. David Johnson	6830 Old Wake Forest Rd PIN: 1727208758	IND-1	IX-3-PL	IX-5-PL
Gold Moon LLC	5839 Capital Blvd PIN: 1727304088	IND-1	CX-3-PL	IX-7
Hol Dav Inc.	5857 Capital Blvd PIN: 1727301427	IND-1	IX-3	IX-5
Silver Moon LLC	6001 Capital Blvd PIN: 1727302961	IND-1	CX-3-PL	IX-7

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: MM Fowler Inc. - 2120 New Bern Avenue

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for MM Fowler Inc., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The current zoning for this property is SC. The Remapping process was advertised as an effort to merely correlate the old zoning district to the most similar UDO district. The proposed CX-3-UL zoning does not achieve that goal because of the imposition of a frontage.

There was a fire on this property over 2 ½ years ago in approximately March, 2013. The owner was at the Planning Department to rebuild within a few days after the fire and 2 ½ years later he still does not have building permits. Now his firm will be expending over \$1,500,000 to re-build something that will not comply with the Remapping and will not be able to be rebuilt in the same way in the event of another casualty.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

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approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

Therefore, we request this property be rezoned to CX-3, without a frontage.

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,

Isabel Worthy Mattox

cc: Lee Barnes

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: MM Fowler Inc. – 3820 New Bern Avenue

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for MM Fowler Inc., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The current zoning for this property is IND-1w/SHOD-4. The Remapping process was advertised as an effort to merely correlate the old zoning district to the most similar UDO district. The proposed CX-3-PL zoning does not achieve that goal because of the imposition of a frontage.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

PH-032_3820NewBern_Mattox.pdf

Therefore, we request this property be rezoned to CX-3, without a frontage.

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,



Isabel Worthy Mattox

cc: Lee Barnes

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 27, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: MM Fowler Inc.
4000 New Bern Avenue

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for MM Fowler Inc., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The remapping process was advertised as an effort to merely correlate an existing zoning district to the most similar UDO district. The proposed CX-3-PL rezoning does not correlate.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

The proposed zoning is not appropriate for this neighborhood and therefore we request this property be rezoned to CX-3, without a frontage.

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

PH-033_4000NewBern_Mattox.pdf

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,



Isabel Worthy Mattox

cc: Lee Barnes

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

Re: M. L. Barnes
1930 Wake Forest Road

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for M. L. Barnes, the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The Remapping process was advertised as an effort to merely correlate the old zoning district to the most similar UDO district. The proposed IX-3-PL zoning does not achieve that goal because of the imposition of conditions on the current uses and a frontage. Current uses on the property are warehouse and distribution which are generally permitted uses in IND-2, but are limited uses in IX. Consequently, this remapping will create a non-conformity.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

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discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

Therefore, we request this property be rezoned to IH, without a frontage.

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,

Isabel Worthy Mattox

cc: Lee Barnes

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

September 8, 2015

The Honorable Nancy McFarlane, Mayor
City Council Members
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

Re: National Business Partners, LLC: Properties located at 4205 Pleasantville Drive,
4125 Mitchell Mill Road and 4133 Mitchell Mill Road, Raleigh, NC

Dear Mayor McFarlane and City Council Members:

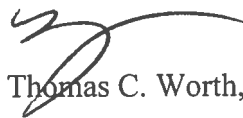
My handout to you during my presentation at the Public Hearing on the evening of July 21, 2015 included the attached description of these properties whereon I indicated that the addition of Parking Limited Frontage results in the loss of important entitlements.

At my meeting of August 21, with Planner Doug Hill I referred him to the extensive Conditions imposed upon these properties by Rezoning Case Z-67-2001 (Ordinance [2002] 165 ZC 512) which in Condition N provides for a minimum twenty five (25') foot protective street yard along Mitchell Mill Road (and the relocated Louisbury Road) for any new development, which must be planted to SHOD- 4 standards.

In sum while the proposed rezoning of these properties to CX-3-CU is appropriate, in my opinion the imposition of the PL frontage is not given the frontage protection provided by the above referenced Rezoning Case.

Your positive consideration of this request would be appreciated.

Sincerely,



Thomas C. Worth, Jr.

cc: Ms. Bynum Walter
Mr. Doug Hill
Dr. Chawki Lahoud
(all by electronic mail)

National Business Partners LLC	4205 Pleasantville Dr PIN 1747763401	CUD SC	CX-3-PL-CU	The addition of the Parking Limited frontage appears to result in the loss of an important entitlement.
National Business Partners LLC	4125 Mitchell Mill Rd PIN 1747761226	CUD SC	CX-3-PL-CU	Same as above.
National Business Partners LLC	4133 Mitchell Mill Rd PIN 1747763124	CUD SC	CX-3-PL-CU	Same as above.

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: MM Fowler Inc.
122-118 Peace Street

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for MM Fowler Inc., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The proposed zoning for this property is DX-7-UG. A Shell gas station is located on this property which is a very narrow lot between Peace Street and the Seaboard development. It is too narrow and has too little depth for a building of a significant size; however, the owner may, in the future, wish to renovate, enlarge and modify the existing structure and would absolutely want the ability to rebuild its building after a casualty. The proposed zoning greatly constrains the property owner's ability to renovate, expand or rebuild after a casualty.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Bynum Walter
August 26, 2015
Page 2

PH-036_PeaceSt_Mattox.pdf

discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

The proposed remapping is not simply a correlation of old code zoning district to UDO zoning district. If it is approved as proposed, it will result in a major downzoning of the subject property.

Therefore, we request this property be rezoned to DX-7 without a frontage, which will allow it to continue to operate as a gas station/convenience store which we believe is its highest and best use.

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,

Isabel Worthy Mattox

cc: Lee Barnes

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 18, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: 2008 Hillsborough Street, PIN# 1704 01 1308
Client: John W. Wardlaw, Jr.

Dear Mayor McFarlane and Council Members and Mrs. Bynum:

As counsel for John W. Wardlaw, Jr., owner of the above-described property, we write to convey our concerns about the proposed remapping for the above-referenced property. The proposed zoning for this property is NX-4-UG.

We made timely comments to the Planning Commission regarding our concerns. They considered it at the end of a very long meeting, but they disregarded our comments at the end of a meeting in their haste to adjourn.

As you know, the imposition of the Urban General Frontage requires that seventy percent (70%) of the building front edge be located within 0-20 feet of the street right-of-way. Given the configuration of the subject lot, this frontage requirement imposes a hardship on my client. As a result of condemnation action brought by the City of Raleigh to accommodate a round-about on Hillsborough Street, this property has an irregular shape and unusual frontage along Hillsborough Street and Ferndell Lane. To comply with the Frontage requirement, my client would have to construct a semi-circular shaped building when the property is redeveloped. That is not reasonable, particularly in view of the fact that the irregularity of this lot and street frontage was caused by the City.

Mayor Nancy McFarlane
Members of Raleigh City Council
Ms. Walter Bynum
August 19, 2015
Page 2

PH-037_2008Hillsborough-WardlawMattox.pdf

We therefore request that this property be remapped to NX-4 without a frontage designation.

Sincerely,



Isabel V orthy Mattox

cc: John W. Wardlaw, Jr.

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 26, 2015

Mayor Nancy McFarlane
Members of Raleigh City Council
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

City of Raleigh Planning Department
Attention: Bynum Walter
One Exchange Plaza, Suite 400
Raleigh, NC 27601

RE: M. L. Barnes
1634 Glenwood Avenue

Dear Mayor McFarlane and Council Members and Ms. Walter:

As counsel for M. L. Barnes., the owner of the above described property, I write to convey our concerns about the proposed remapping for this property. As indicated at the second Remapping Public Hearing, my client did not receive notice of the Remapping proceedings undertaken by City Staff or the Planning Commission and received notice of the first City Council Public Hearing on July 3rd, only one business day prior to the July 7th Public Hearing.

The proposed zoning for this property is CX-3-UG. This property is currently used as the BP gas station and convenience store at Five Points. This is a very shallow and irregular lot with no room for parking in the rear. In addition, we believe it is imperative that a vehicular service area/gas canopy be located at the front of the building. The proposed zoning will make whatever expansion or updating of the store very difficult. As such, you will be encouraging such stores to become rundown.

We understand the Council is considering TC-4-15, a Text Change which may make renovation or expansion of a building easier; however, the Text Change has not yet been approved and even if it is approved, renovation, expansion and rebuilding of a building which

Mayor Nancy McFarlane
Members of Raleigh City Council
Bynum Walter
August 26, 2015
Page 2

PH-038_1634Glenwood_Mattox.pdf

does not comply with Frontage restrictions will still be highly constrained. This remapping will force this business and those like it to rely on bandaids and other short term fixes and will discourage investments by businesses to expand and remodel to make their businesses more attractive, relevant and functional for our City.

Therefore, we request this property be rezoned to CX-3, without a frontage.

We would like to meet with Ms. Walter at the Planning Department about this matter as soon as possible.

Sincerely,

Isabel Worthy Mattox

cc: Lee Barnes

Anderson Raleigh LLC	4101 Toyota Dr PIN 0777196627	TD w/AOD and MPOD	IX-3-PK w/AOD and MPOD	Default height limit of 3 stories is a loss of entitlements. Also vehicle sales is a limited use in IX requiring TPYs or other protective yards, prohibiting elevation of display area and outdoor speaker system. In addition, heavy industrial uses are not permitted in IX but many are permitted in TD. Finally multifamily permitted in TD but in IX permitted only with ground floor non-residential.
Anderson Raleigh LLC	9101 Glenwood Ave. PIN 0778107202	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Same as above
Anderson Real Estate #1 LLC	9201 Glenwood Ave. PIN 0778107791	TD w/ AOD	IX-3-PK w/AOD	Same as above
Anderson Real Estate #4 LLC	9209 Glenwood Ave. PIN 0778112092	TD w/AOD	IX-3-PK w/AOD	Same as above
Anderson Real Estate 3 LLC	9225 Glenwood Ave. PIN 0778016494	TD w/AOD	IX-3-PK w/AOD	Same as above
Anderson Real Estate 3 LLC	0 Glenwood Ave PIN 0778013834	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Same as above

THOMAS C. WORTH, JRH-039_Anderson_Worth_Sept8.pdf

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

September 8, 2015

The Honorable Nancy McFarlane, Mayor
City Council Members
City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

VIA HAND DELIVERY

Re: Fred Anderson Toyota Properties (Anderson Raleigh LLC et al)

Dear Mayor McFarlane and City Council Members:

In connection with the properties of the above referenced client I spoke briefly at the Public Hearing on July 21 and also discussed our concerns during my meeting with Planner Doug Hill on August 21, 2015.

I attach a listing of the Anderson Properties whereon concerns are indicated, however, a subsequent site visit and further review of the proposed Parkway Frontage (PK) have disclosed particular problems for the first three properties listed upon the attachment i.e. 4101 Toyota Drive, 9101 Glenwood Avenue and 9201 Glenwood Avenue, all of which are presently fully developed and utilized for the sale, leasing and service of motor vehicles. Furthermore the remaining three properties i.e. 9209 Glenwood Avenue, 9225 Glenwood Avenue and 0 Glenwood Avenue, although presently undeveloped, were acquired by my client to accommodate future expansion of its well established business and therefore the imposition of the PK Frontage upon these properties is potentially problematic.

In summary it is my request in behalf of my client that these properties be rezoned to IX-7 with AOD and MPOD as presently proposed without the PK Frontages thereon which perhaps can be a subject of the review by the City Council of TC-4-15 "Development Standards & Non-conformities" which will be discussed initially by the Comprehensive Planning Committee on the afternoon of Wednesday, September 9, 2015. Additionally the imposition of the Metro-Park Overlay District upon the first of two of these properties could also be discussed in the context of TC-4-15.

As always your positive consideration of the subject matters is appreciated.

Sincerely,



Thomas C. Worth, Jr.

cc: Ms. Bynum Walter
Mr. Doug Hill
Mr. Eric Hodge
Mr. Dave Hudson
Mr. Ron Hendricks
(all by electronic mail)

Anderson Raleigh LLC	4101 Toyota Dr PIN 0777196627	TD w/AOD and MPOD	IX-3-PK w/AOD and MPOD	Default height limit of 3 stories is a loss of entitlements. Also vehicle sales is a limited use in IX requiring TPYs or other protective yards, prohibiting elevation of display area and outdoor speaker system. In addition, heavy industrial uses are not permitted in IX but many are permitted in TD. Finally multifamily permitted in TD but in IX permitted only with ground floor non-residential.
Anderson Raleigh LLC	9101 Glenwood Ave. PIN 0778107202	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Same as above
Anderson Real Estate #1 LLC	9201 Glenwood Ave. PIN 0778107791	TD w/ AOD	IX-3-PK w/AOD	Same as above
Anderson Real Estate #4 LLC	9209 Glenwood Ave. PIN 0778112092	TD w/AOD	IX-3-PK w/AOD	Same as above
Anderson Real Estate 3 LLC	9225 Glenwood Ave. PIN 0778016494	TD w/AOD	IX-3-PK w/AOD	Same as above
Anderson Real Estate 3 LLC	0 Glenwood Ave PIN 0778013834	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Same as above

PH-040 BrierCreek.pdf

AMERICAN ASSET CORPORATION

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Internet: www.aacusa.com

June 2, 2015

Planning Commission Strategic Planning Committee
c/o Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 2761

Re: Brier Creek Parkway Area Frontage Designation

Dear Members of the Strategic Planning Committee,

We are submitting this letter in response to the item pending in the Strategic Planning Committee regarding walkability and frontage types along Brier Creek Parkway.

You may recall we submitted a letter in response to the proposed remapping for properties along and around Brier Creek Parkway, requesting that Planning Commission change the proposed frontage from Parkway to Parking Limited. A copy of this letter is attached for reference. Also, please recall that we addressed the Planning Commission on March 17, 2015 and March 31, 2015, reiterating this request for Parking Limited frontage. We provided these comments in order to allow for a more walkable, pedestrian-friendly and transit-friendly development pattern in a high-growth, urbanizing part of the City as envisioned by the 2030 Comprehensive Plan (the "Comp Plan").

The Future Land Use Map designates many of the properties within the Brier Creek Parkway area as Regional Mixed Use, and the Urban Form Map includes many of these properties within the City Growth Center. According to the Comp Plan, areas designated Regional Mixed Use "may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores. These areas would typically be zoned CX. Heights could be as tall as 12 to 20 stories in core locations but should taper down to meet the context of surrounding development" (Comp Plan pg. 34). The recommended height for Core/Transit areas is up to 20 stories, for General areas is up to 7 stories and Edge areas is up to 4 stories (Comp Plan pg. 36.1). Also, per the Comp Plan, City Growth Centers provide significant opportunities for economic development and redevelopment, and are the areas to which the City desires to drive much of the new growth in a more urban development pattern (Comp Plan pg. 19). The City's guiding land use policy documents support a more dense, urban, walkable development pattern within the Brier Creek Parkway area.

Although Planning Commission decided to maintain staff's recommendation for Parkway frontage as part of the remapping process, members of Planning Commission expressed a desire to review the frontage applied along and within the Brier Creek Parkway area as part of its consideration of broader walkability issues raised during the remapping process. Specifically, members of Planning Commission asked for a more holistic analysis of the development, zoning and urban form in the area along the Brier Creek Parkway corridor.

As a follow up to this request for a more holistic view, we are attaching three exhibits to this letter that provide information on properties along and within the Brier Creek Parkway area, from Glenwood Avenue/Highway 70 to Aviation Parkway ("Brier Creek Parkway Study Area" Exhibits 1 thru 3). These exhibits show the existing development pattern; provide the current zoning, remapping as proposed by the City and the remapping as requested by American Asset Corporation; and highlight some of the key aspects of the zoning and remapping districts.

We respectfully request that the Strategic Planning Committee consider this information in the context of our previous request for a Parking Limited frontage along and within the Brier Creek Parkway area. These properties are within the core of a City Growth Center, within an area targeted for a higher level of transit service, and within an area that is evolving with a more walkable and urban development pattern. The requested Parking Limited frontage is more appropriate than the Parkway frontage for facilitating this preferred development pattern as outlined in the Comp Plan, our comment letter and our testimony before the Planning Commission.

We look forward to addressing the Strategic Planning Committee when it considers the pending agenda item. In the meantime, please do not hesitate to contact me with any questions or comments. I can be reached at 919.821.2700 or by email at jdye@aacusa.com.

Very truly yours,



Joseph S. Dye
Executive Vice President

Enclosures: Brier Creek Parkway Study Area Exhibit 1
Brier Creek Parkway Study Area Exhibit 2
Brier Creek Parkway Study Area Exhibit 3

Cc: Michael Birch, Morningstar
File

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December 15, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: Remapping for:

10310 Moncreiffe Road (0768-12-8681)	7980 Arco Corporate Drive (0768-55-5829)
10370 Lumley Road (0768-23-3280)	7990 Arco Corporate Drive (0768-55-7740)
0 Brier Creek Parkway (0768-43-1808)	8010 Arco Corporate Drive (0768-55-3790)
8331 Brier Creek Pkwy (0768-44-0719)	8020 Arco Corporate Drive (0768-55-1384)
8115 Brier Creek Pkwy (0768-46-0198)	8030 Arco Corporate Drive (0768-44-5641)
8161 Brier Creek Pkwy (0768-45-4921)	8040 Arco Corporate Drive (0768-54-0402)
8341 Brier Creek Pkwy (0768-35-6389)	8045 Arco Corporate Drive (0768-64-2550)
8801 Brier Creek Pkwy (0768-23-9018)	8051 Arco Corporate Drive (0768-54-7190)
8011 Brier Creek Pkwy (0768-46-4394)	8080 Arco Corporate Drive (0768-43-5332)
8121 Brier Creek Pkwy (0768-36-9074)	8081 Arco Corporate Drive (0768-53-1315)

Dear Ms. Walter:

On behalf of the owner(s) of the above referenced properties, we are submitting this letter in response to the City's proposed rezoning designations for the properties.

The property located at 10310 Moncreiffe Rd is currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone this property CX-3-PK. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-5-PL, which would permit up to five stories in height. The five story height request is consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center. Also, the owner requests the frontage to be rezoned as PL given the mixed-use designation for the property, its location in the core of a regional growth center, the surrounding infrastructure and is compatible with the surrounding zoning, notably the adjacent Brier Creek Village Center (MP-2-04) planned development district (PDD) which allows for reduced setbacks with development closer to the street.

The properties located at 10370 Lumley Road, 0 Brier Creek Parkway, 8331 Brier Creek Pkwy, 8115 Brier Creek Pkwy, 8161 Brier Creek Pkwy, 8341 Brier Creek Pkwy, 8801 Brier Creek Pkwy, 8011 Brier Creek Pkwy and 8121 Brier Creek Pkwy are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone this property as CX-5-PK. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage designation which is consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center and is compatible with surrounding zoning, uses and infrastructure.

The properties located at 7980 and 7990 Arco Corporate Drive are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone this property as CX-5-PK. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL, which would permit up to seven stories in Height. The seven story height request and request for PL frontage is consistent with the Comprehensive

Plan guidance for this property located within the core of a regional growth center and is compatible with surrounding zoning, uses and infrastructure.

The properties located at 8010 Arco Corporate Drive and 8020 Arco Corporate Drive are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone these properties as CX-5-PK. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL, which would permit up to seven stories in Height. The seven story height request and request for PL frontage is consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center and is compatible with surrounding zoning, uses and infrastructure.

The properties located at 8045 Arco Corporate Drive, 8051 Arco Corporate Drive, 8080 Arco Corporate Drive and 8081 Arco Corporate Drive are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone the properties as OP-5-PK. The owner disagrees with these proposals, and requests that the City rezone these properties OX-7-PL. The OX district is the most appropriate district for these properties based on current zoning entitlements, and is compatible with surrounding zoning, uses and infrastructure. Similarly, the seven story height and frontage requests are consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center and are compatible with surrounding zoning, uses and infrastructure.

The properties located at 8030 Arco Corporate Drive and 8040 Arco Corporate Drive are currently zoned as a planned development district (PDD) via matters MP-2-11|Z-16-11. With this, our understanding is that these properties will remain with the entitlements set forth for each referenced matter.

Please do not hesitate to contact me with any questions or comments. I can be reached at 919.821.2700 or by email at jdye@aacusa.com.

Very truly yours,
AMERICAN ASSET CORPORATION



Joseph S. Dye
Executive Vice President

BRIER CREEK PARKWAY STUDY AREA - EXHIBIT 1
RALEIGH, NORTH CAROLINA

- A** **BRIER CREEK COMMONS**
EXISTING ZONING: TD CU W. / AOD & SHOD-2
COR PROPOSED REMAPPING: CX-5PK
AAC PROPOSED REMAPPING: CX-5PL
- B** **BRIER CREEK TOWN CENTER**
EXISTING ZONING: TD CU W. / PDD
COR PROPOSED REMAPPING: PD
- C** **BRIER CREEK CORPORATE CENTER**
EXISTING ZONING: TD CU W. / AOD & SHOD-2
COR PROPOSED REMAPPING: CX-5PK * CX-7PL * OP-5PK * OP-5PL
AAC PROPOSED REMAPPING: CX-5PL * CX-7PL * OX-7PL
- D** **BRIERDALE**
EXISTING ZONING: TD CU PARTIALLY W. / SHOD-2
COR PROPOSED REMAPPING: CX-3PK
AAC PROPOSED REMAPPING: CX-5PL
- E** **BRIER CREEK VILLAGE CENTER**
EXISTING ZONING: TD CU W. / PDD
COR PROPOSED REMAPPING: PD

- F** **H-WEST**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-3PK * CX-3 * CX-5 * OP-7
OX-3 * OX-3PK * OX-5
- G** **COMMERCIAL MIXED USE**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: CX-3PK
- H** **MEADOWS AT BRIER CREEK**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-3PK
- I** **COMMERCIAL MIXED USE**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: CX-3PK

- J** **GREENBRIER CONDOMINIUMS**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-4PK
- K** **THE PRESERVE APARTMENTS**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-4PK
- L** **COMMERCIAL MIXED USE**
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: CX-5PK

REZONING REQUEST: Z-21-14
PROPOSED REMAPPING: CX-5PL CU W. / AOD & SHOD-2



AMERICAN ASSET CORPORATION

20150602



NORTH

MCADAMS

BRIER CREEK PARKWAY STUDY AREA - EXHIBIT 2
RALEIGH, NORTH CAROLINA

A

BRIER CREEK COMMONS
AREA: +/- 105 AC
EXISTING ZONING: TD & SC CU PARTIALLY W./ AOD & SHOD-2
COR PROPOSED REMAPPING: CX-5-PK
AAC PROPOSED REMAPPING: CX-5-PL
MAX HEIGHT ALLOWED: 50' +
SETBACKS:
FRONT: (TD) 50' ARTERIAL / THOROUGHFARE
(TD) 30' MARGINAL ACCESS RD
(SC) 15' (30' AGG. FRONT / REAR)
(TD) 0' (20' ON PERIPHERY)
(SC) 0' (30' AGG. FRONT / REAR)
SIDE / REAR:

B

BRIER CREEK TOWN CENTER
AREA: +/- 38 AC
EXISTING ZONING: TD CU W./ PDD PD
COR PROPOSED REMAPPING: PD
MAX HEIGHT ALLOWED: 195' +
SETBACKS:
FRONT: 10'-20'
SIDE / REAR: 0' (20' ON PERIPHERY)

J

GREENBRIER CONDOMINIUMS
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-4-PK

K

THE PRESERVE APARTMENTS
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-4-PK

C

BRIER CREEK CORPORATE CENTER
AREA: +/- 78 AC
EXISTING ZONING: TD CU W./ AOD & SHOD-2
COR PROPOSED REMAPPING: CX-5-PK * CX-7-PL * OP-5-PK * OP-5-PL
AAC PROPOSED REMAPPING: CX-5-PL * CX-7-PL * OX-7-PL
MAX HEIGHT ALLOWED: 50' +
SETBACKS:
FRONT: 50' ARTERIAL / THOROUGHFARE
SIDE / REAR: 30' MARGINAL ACCESS RD
0' (20' ON PERIPHERY)



REZONING REQUEST: Z-21-14
PROPOSED REMAPPING: CX-5-PL CU W./ AOD & SHOD-2

AMERICAN ASSET CORPORATION

2015-06-02



NORTH

MCADAMS

BRIER CREEK PARKWAY STUDY AREA - EXHIBIT 3
RALEIGH, NORTH CAROLINA

D

BRIERDALE
AREA: +/- 15 AC
EXISTING ZONING: TD CU PARTIALLY W./ SHOD-2
COR PROPOSED REMAPPING: CX-3-PK CX-5-PL
MAX HEIGHT ALLOWED: 50' +
SETBACKS:
FRONT: 50' ARTERIAL/ THOROUGHFARE
30' MARGINAL ACCESS RD
0' (20' ON PERIPHERY)
SIDE/REAR:

BRIER CREEK VILLAGE CENTER
AREA: +/- 172 AC
EXISTING ZONING: TD CU W./ PDD PD
COR PROPOSED REMAPPING: PD
MAX HEIGHT ALLOWED: 75' +
SETBACKS:
FRONT: 50' ARTERIAL/ THOROUGHFARE
10' COLLECTOR
3' OTHER PUBLIC ST
SIDE/REAR: 0'

E

F

H-WEST
AREA: +/- 81 AC
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-3-PK * CX-3 * CX-5 * OP-7
OX-3 * OX-3-PK * OX-5
MAX HEIGHT ALLOWED: 50' +
SETBACKS:
FRONT: 50' ARTERIAL/ THOROUGHFARE
30' MARGINAL ACCESS RD
0' (20' ON PERIPHERY)
SIDE/REAR:

COMMERCIAL MIXED USE
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: CX-3-PK

MEADOWS AT BRIER CREEK
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: RX-3-PK

COMMERCIAL MIXED USE
EXISTING ZONING: TD CU
COR PROPOSED REMAPPING: CX-3-PK

G

H

I

I

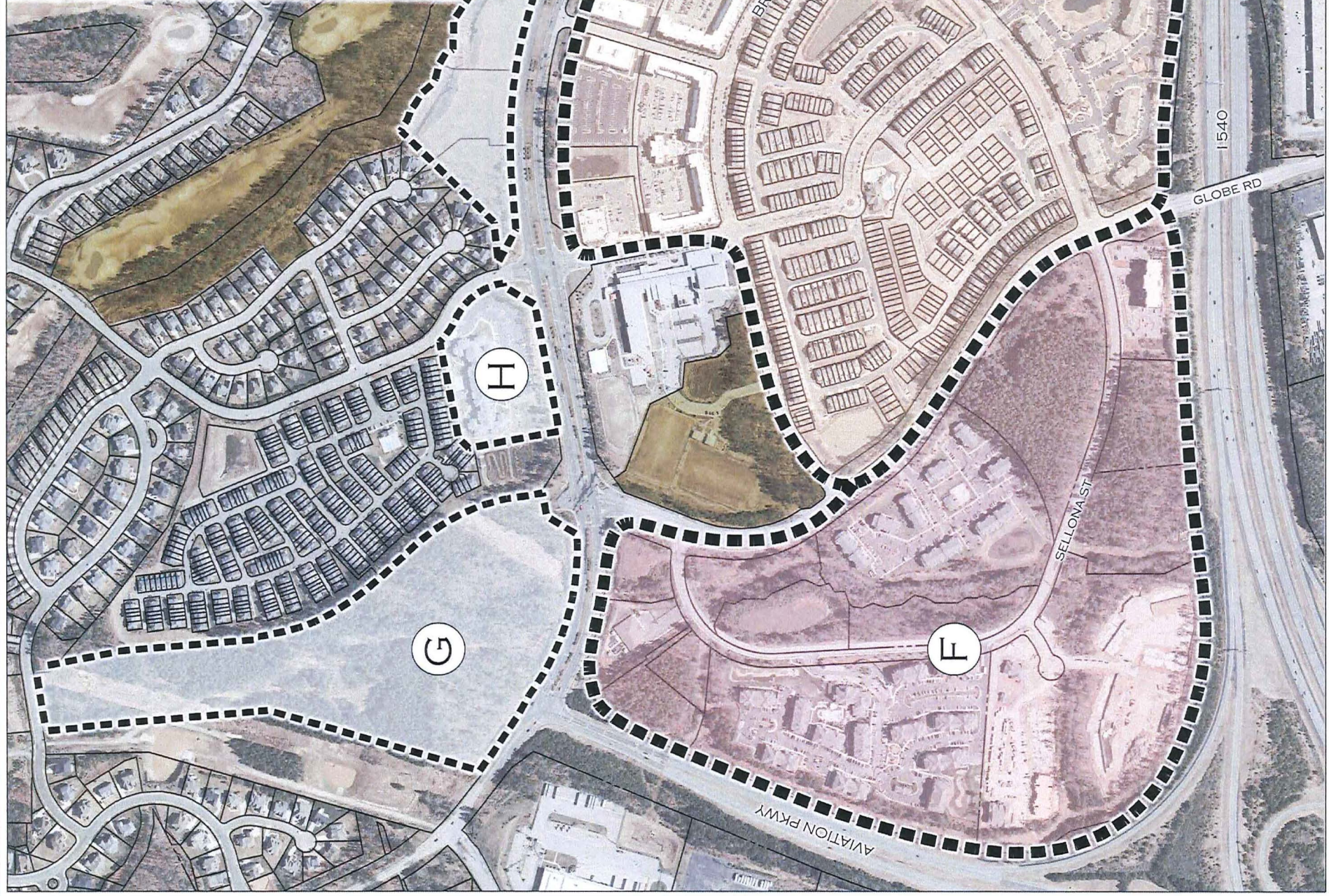
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G



AMERICAN ASSET CORPORATION

2015-06-02



NORTH

MCADAMS

